PREPARED BY:
Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067

BILL GARRETT, Davidson County
Trans:T20100024303 DEEDWARR
Recvd: 04/23/10 13:59 2 pgs
Fees:13.00 Taxes:1546.60
20100423-0030880

WARRANTY DEED

THIS INDENTURE is made and entered into this 20th day of April, 2010 by and between Gregory A. Long and wife, Janna F. Long, hereinafter referred to as GRANTOR, and Jennifer M. Ladefoged, an unmarried woman hereinafter referred to as GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES the following described property lying in City of Nashville, County of Davidson, State of Tennessee, more particularly described as follows:

A certain parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, Tennessee, more particularly described as follows:

Being Lot No. 65 on the Plan of Cluster Lot Development, Christiansted Valley, Phase 2, Revision 1, of record in Instrument 200102090012854, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

This conveyance is subject to the following:

All matters appearing on the plan of Cluster Lot Development, Christiansted Valley, Phase 2, of record in Plat Instrument 200102090012854, Register's Office for said County.

Declaration of Covenants, Conditions and Restrictions contained in instrument of record in Instrument 199912210305559 as amended in Instrument 200007280074515 and supplemented in Instrument 200702060015266, Register's Office for said County.

Homeowners Association Charter of record in Instrument 199912210305561, Register's Office for said County.

Conveyance of Open Space of record in Instrument 200505160054926, Register's Office for said County.

Storm Water Detention Agreement of record in Book 11628, page 8, Register's Office for said County.

Being the same property conveyed to Gregory A. Long and wife Janna F. Long by Warranty Deed from Fallon Homes, LLC, dated October 14, 2003, recorded October 17, 2003, of record in Instrument 200310170154352, Register's Office for Davidson County, Tennessee.

This is [X]improved [ ]unimproved property known as: 6268 Palomar Court, Nashville, TN 37211

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS MY HAND on the day and year first above written.

Gregory A. Long
by Kirk Martin attorney in fact

Janna F. Long
by Kirk Martin attorney in fact

ATTORNEY IN FACT
STATE OF TENNESSEE
COUNTY OF Davidson

On this 20th day of April, 2010 before me personally appeared Kirk Martin, to me known, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Gregory A. Long and Janna F. Long, and acknowledged that he executed the same as the free act and deed of said Gregory A. Long and Janna F. Long.

Witness my hand, at office, this 20th day of April, 2010.

Notary Public

My Commission Expires: My Commission Expires October 28, 2012

LEAH A. TURNER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Name and Address of Property Owner:
Jennifer M. Ladefoged
6268 Palomar Court
Nashville, TN 37211

Send Tax Statements to:

New Owner

Map & parcel 172100B06500CO

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF Davidson

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is $418,000.00 which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this 20th day of April, 2010.

Notary Public

My Commission Expires: 5/31/11

KAREN McCALLA NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

RETURN TO:

Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067
10-1-178

Record & Return To:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027