THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **3817 Bedford Avenue** **Suite 140** **Nashville, Tennessee 37215** **CRT File No. 10040348**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $171,900.00. Affiant Subscribed and sworn to before me, this 14th day of May, 2010. Notary Public My Commission Expires: 6/3/12

Rebecca A. Dohoda Notary Public State of Tennessee Rutherford County

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Jarel D. Jackson 132 Summit Run Pl Hermitage TN 37076	New Owner/ SA Mortgage Services DBA Birchfield Home Mortgage 2319 Crestmoor Road Nashville, TN. 37215	Tax Parcel ID No. 086030A01200CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Martinus Lejuan Corder and Ambra G. Corder, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jarel D. Jackson**, a married man ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 12, SUMMIT RUN, PHASE ONE, as shown on plat of record in Plat Book 9700, Page 334, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Martinus Lejuan Corder and Ambra G. Corder, husband and wife by Warranty Deed from Fox Ridge Homes, Inc., recorded on the 2nd day of December, 1999 in Book 11765, Page 717, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2010 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SUMMIT RUN, PHASE ONE, as recorded in Plat Book 9700, Page(s) 334, Plat Book 5200, Page 776, Plat Book 8250, Page 524 and Surveyor's Certificate of Correction recorded in Book 10021, Page 425, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

Covenants, Conditions and Restrictions recorded in Book 10326, Page 683, Book 10354, Page 597, Book 10378, Page 251 and Book 11499, Page 321 , but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

Easement recorded in Book 7325, Page 994.

BILL GARRETT, Davidson County
Trans:T20100031658 DEEDWARR
Recvd: 05/26/10 11:27 2 pgs
Fees:13.00 Taxes:636.03

20100526-0040568

Deed of Conveyance recorded in Book 10693, Page 703.

This is improved property located at 132 Summit Run Place, Hermitage, TN 37076

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 14th day of May, 2010.

Martinus Lejuan Corder

Ambra G. Corder

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Martinus Lejuan Corder and Ambra G. Corder, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 14th day of May, 2010.

Notary Public

My Commission Expires: 11/22/10

