WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20100047006 DEEDWARR
Recvd: 08/02/10 08:16 2 pgs
Fees:13.00 Taxes:532.80
20100802-0060051

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $144,000.00

Tamara L. Jones
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 30 DAY OF JULY, 2010.

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL) 9/3/2012

THIS INSTRUMENT WAS PREPARED BY:
Closing & Title Services, Inc. 533 Rivergate Parkway, Goodlettsville, TN 37072-2027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
TAMARA L. JONES	F & M BANK	MAP 34-07 A PARCEL 116
(NAME)	(NAME)	
371 HARBOR VILLAGE DRIVE	100 BLUEGRASS COMMONS, SUITE 100	
(ADDRESS)	(ADDRESS)	
MADISON, TN 37115	HENDERSONVILLE, TN 37075	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **MARC C. LITTLE, a married person JENNIFER L. ANDERSON, a single woman, by and through Marc C. Little, Attorney in Fact,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **TAMARA L. JONES**, HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Situated in Davidson County, Tennessee, being Lot No. 96 on the Plan of Harbor Village, Phase IV, a Horizontal Property Regime with private elements according to the Declaration of Covenants of the plat attached thereto in Instrument No. 20030723-0102986, which revives and amends Instrument No. 20030611-0080857, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to JUDI F. LITTLE, MARC C. LITTLE, JENNIFER L. ANDERSON, as joint tenants with the right of survivorship by deed dated 4/10/07 of record in Instrument No. 20080414-0037233 and originally by deed of record in Instrument No. 20050805-0092728, Register's Office for Davidson County, Tennessee; the said Judi F. Little having since died on 6/7/2010, the property vests in MARC C. LITTLE, JENNIFER L. ANDERSON, as surviving tenants.

This is not the principal residence of the Grantors.

Marc C. Little executes this instrument as Attorney in Fact for Jennifer L. Anderson pursuant to Limited Power of Attorney of record in Instrument No. * _____, Register's Office for Davidson County, Tennessee.

This is the same legal description as on the previous deed of record. *20100802-0060050

This conveyance is subject to any and all existing restrictions, setbacks, zoning regulations, covenants, conditions and easements of record as may affect the afore described tract of land.

This is improved property, known as 371 HARBOR VILLAGE DRIVE, MADISON, TN 37115
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 30 day of July, 2010.

Jennifer L. Anderson
JENNIFER L. ANDERSON

Marc C. Little
MARC C. LITTLE

Marc C. Little
BY: MARC C. LITTLE, ATTORNEY IN FACT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public, in and for the said County and State, MARC C. LITTLE, a married person the within named bargainor(s), with whom I am personally acquainted or proved to be on the basis of satisfactory evidence and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 30 day of July, 2010.

Commission expires: 9/3/2012

GINA R. KRANTZ STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

STATE OF TENNESSEE:
COUNTY OF DAVIDSON :

Personally appeared before me, MARC C. LITTLE, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she/he executed the within instrument for the purposes therein contained and further acknowledged that he is the attorney in fact for JENNIFER L. ANDERSON and is authorized by JENNIFER L. ANDERSON to execute this instrument on behalf.

Witness m hand on this the 30 day of JULY, 20 10.

My commission expires: 9/3/2012

GINA R. KRANTZ STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC