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THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **3817 Bedford Avenue** **Suite 140** **Nashville, Tennessee 37215** **CRT File No. 10060652** Return to: Jim R. Vanderpool, P.C. 256 Seaboard Lane, Suite G-104 Franklin, TN 37067	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $164,000.00. Affiant Subscribed and sworn to before me, this 4th day of August, 2010. Notary Public My Commission Expires: KELLY E. BACON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires JAN 6, 2014

WARRANTY DEED

Address New Owner: Laurel Jackson 244 Hillsboro Place Nashville TN 37215	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 117-3D-244.00 CO

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, **Christine Scheid, unmarried,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Laurel Jackson, a single woman and Timothy 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 Unit 244, PLAN OF HILLSBORO STATION CONDOMINIUMS, as of record in Book 6250, Pages 751, 752 and 753, in the Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more particular description of said unit.

Being the same property conveyed to Christine E. Scheid, unmarried by Warranty Deed from Jeffrey Trent Smith, unmarried, recorded on the 1st day of April, 1999 in Book 11412, Page 396, 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.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of HILLSBORO STATION CONDOMINIUMS, as recorded in Plat Book 6250, Page(s) 751, 752 and 753; Terms and provisions of by-Laws of Hillsboro Station recorded in Book 6740, Page 45. Charter of Hillsboro Station Homeowners' Association recorded in Book 6747, Page 6; Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing HILLSBORO STATION of record in Book 6740, Page 37 (Pool Rules recorded in Book 6740, Page 74) ; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; Rules and Regulations recorded in Book 6740, Page 72 and Book 8140, Page 689.

This is improved property located at 244 Hillsboro Place Nashville TN 37215

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.

BILL GARRETT, Davidson County
Trans:T20100048846 DEEDWARR
Recvd: 08/09/10 08:29 2 pgs
Fees:13.00 Taxes:606.80
20100809-0062366

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 4th day of August, 2010.

Christine Scheid

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Christine Scheid, 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 4th day of August, 2010.

Notary Public

My Commission Expires: _____

KELLY E. BACON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 6, 2014