Record & Return To:
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

This Instrument Prepared By:
Thomas I. Bottorff, Attorney
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

BILL GARRETT, Davidson County
Trans:T20100076249 DEEDWARR
Recvd: 12/03/10 08:57 3 pgs
Fees:18.00 Taxes:477.30
20101203-0096281

ADDRESS NEW OWNER:
R. Jeanine Jackson
377 Huntington Ridge
Nashville, Tennessee 37211

SEND TAX BILL TO:
Owner

MORTGAGEE:
Brent G. Brown and Sharyn S. Brown
11585 North 6000 West
Highland, Utah 84003

MAP	**161-11**
GROUP	**A**
PARCEL	**35.00co**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Brent G. Brown and wife, Sharyn S. Brown,** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do hereby transfer and convey unto **R. Jeanine Jackson,** 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:

Land in Davidson County, Tennessee, being Unit No. 35 on the Plan of Huntington Ridge Townhouses, of record in Plat Book 4675, page 9, Register's Office, Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Brent G. Brown and wife, Sharyn S. Brown by deed dated January 16, 2008 from Summer Henderson, unmarried of record in Instrument no. 20080122-0006812, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2011 and subsequent years.

This is **improved** property known as **377 Huntington Ridge, Nashville, Tennessee 37211.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, her heirs and assigns , forever, and, GRANTORS do covenant with the said GRANTEE that they 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, GRANTORS, do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and her 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 the 17th day of **November, 2010.**

Brent G. Brown

Sharyn S. Brown

STATE OF UTAH
COUNTY OF Utah

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Brent G. Brown and wife, Sharyn S. Brown**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 17 day of November, 2010.

Sherry Lyn Custance
NOTARY PUBLIC

SHERRY LYN CUSTANCE
NOTARY PUBLIC • STATE OF UTAH
COMMISSION# 581194
COMM. EXP. 12-09-2013

My Commission Expires: 12-09-2013

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $129,000.00.

R. Jeanine Jackson
AFFIANT

Subscribed and sworn to before me on this 19th day of November, 2010.

NOTARY PUBLIC

My Commission Expires:

ROBERT M. LOFFI
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY