File Box 8

BILL GARRETT, Davidson County
Trans:T20110009519 DEEDWARR
Recvd: 02/15/11 13:21 2 pgs
Fees:13.00 Taxes:688.20
20110215-0012914

RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
695 PRESIDENT PL., STE. 203
SMYRNA, TN 37167
VT-110100018

WARRANTY DEED

GREGORY POLZIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$186,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the 11th day of FEBRUARY, 2011

Notary Public

MY COMMISSION EXPIRES: 9/8/2013

THIS INSTRUMENT WAS PREPARED BY
VICTORY TITLE & ESCROW, LLC, 695 PRESIDENT PL., STE. 203, SMYRNA, TN 37167

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
AARON JEROME **1227 PLYMOUTH AVENUE** **NASHVILLE, TN 37216**	Renasant Bank 2200 Abbott Martin Rd. Ste 103 ~~Nashville, TN 37215~~	**061-12-0-061.00**

FOR AND IN 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,

RHONDA KYE FLEMING, A SINGLE WOMAN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

AARON JEROME AND WIFE, AMY JEROME

HEREINAFTER CALLED THE GRANTEES, THEIR 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 part of a 6.9 acre tract and Lot No. 40 as shown on the Map showing re-subdivision of Lots 70, 73, 76-83, 86-97, Eastdale Place as recorded in Book 974, page 22, Register's Office for Davidson County, Tennessee, and being described as follows:

Beginning at the southeast corner of said Lot. No. 40, running thence in a northeasterly direction with the easterly side lot line of said lot line of said Lot No. 40, a distance of 391.5 feet to a point, thence westerly with Newman Checks line 65.1 feet to a point; thence in a southwesterly direction in line with the western side lot line of said Lot No. 40 a distance of 364.8 feet to a point; thence in a southeasterly direction 60.0 feet to the point of beginning.

Being the same property conveyed to Rhonda Kye Fleming, a single woman, by Warranty Deed from James J. Dezwarte and wife Teresa L. Dezwarte dated 4/30/08 and recorded 5/14/08 in Instrument Number 20080514-0049640, Register's Office for Davidson County, Tennessee.

This is improved (X) property known as **1227 PLYMOUTH AVENUE, NASHVILLE, TN 37216**
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 11th day of FEBRUARY , 2011.

RHONDA KYE FLEMING

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named RHONDA KYE FLEMING, A SINGLE WOMAN the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 11th day of FEBRUARY , 2011.

Commission Expires:_____

Notary Public

GAIL C. VICTORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES:
September 9, 2014