BILL GARRETT, Davidson County
Trans:T20110011170 DEEDWARR
Recvd: 02/23/11 14:33 3 pgs
Fees:18.00 Taxes:473.60
20110223-0014970

This Instrument Prepared By:
Tisha C. Baldwin, Attorney
155 Franklin Rd., Suite 120
Brentwood, TN 37027

ADDRESS NEW OWNER:
Lindsey R. Jackson
1730 Red Jacket Drive
Antioch, TN 37013

SEND TAX BILL TO:
Owner

MORTGAGEE:
Mortgage Investors Group
8320 East Walker Springs Lane
Knoxville, TN 37923

MAP 173-05
GROUP 0A
PARCEL 196.00co

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, **John Matthew Bruno, unmarried,** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **Lindsey R. Jackson, unmarried**, 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:

BEING all of Lot No. 196 (One Hundred Ninety Six) on the Plan of Barnes Crossing Planned Unit Development, as shown by Master Deed of record in Instrument Number 20050721-0084791 and Amended of record in Instrument Number 20051114-0136938, of the Register's Office, to which plan reference is hereby made for a more complete description of said property.

BEING the same property conveyed to John Matthew Bruno, unmarried, by Quitclaim Deed from John Aaron Bruno and wife, Vena L. Bruno, of record in Instrument Number 20080221-0016926, Register's Office, Davidson County, Tennessee, dated February 14, 2008, and recorded February 21, 2008.

This conveyance is made subject to any and all matters appearing on the Plat of record in Instrument No. 20050128-0010427; an easement to Metro set forth in an instrument of record in Instrument Number 20050721-008479; Deed to Metro of record in Instrument Number 20050811-0095171; Planned Unit Development Boundary of record in Instrument Number 20050128-0010427; Master Deed and By-Laws of record in Instrument Number 20050721-0084791, re-recorded in Instrument Number 20050805-0092480, amended in Instrument Number 20051114-0136938; Charter of Homeowner's Association included in Master Deed

as Exhibit B, as referenced above; and any and all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises, all of record in the Register's Office for Davidson County, Tennessee, .

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

This is **improved** property known as **1730 Red Jacket Drive, Antioch, Tennessee 37013.**

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, GRANTOR does covenants with the said GRANTEE that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and, GRANTOR, does further covenant and bind himself, his 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 my hand this the **10th** day of **February, 2011.**

John Matthew Bruno

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **John Matthew Bruno, unmarried**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 10th day of February, 2011.

Tisha C. Baldwin
NOTARY PUBLIC

My Commission Expires: 3/7/2011

TISHA C. BALDWIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $128,000.00.

AFFIANT

Subscribed and sworn to before me on this 10th day of February, 2011.

Tisha C. Baldwin
NOTARY PUBLIC

My Commission Expires: 3/7/2011

