ADDRESS NEW OWNER:
Brian Rosson

370 Wallace Road, Unit D-26
Nashville, TN 37211

SEND TAX BILL TO:
New Owner

MAP & PARCEL NOS.:
147-03-0 B 65 CO

BILL GARRETT, Davidson County
Trans:T20110042562 DEEDWARR
Recvd: 07/14/11 15:02 2 pgs
Fees:13.00 Taxes:129.50
20110714-0054055

This instrument prepared by: Cindy S. Smith, P.C., Attorney at Law
P.O. Box 292004
Nashville, TN 37229

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **James Jackson and Pat Jackson, husband and wife** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **Brian Rosson, a single man** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

A Condominium Apartment in Davidson County, Tennessee, being Unit No. D-26 of Southern Hills Condominium, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Exhibit A-2 to the Master Deed of record in Book 6594, Page 502, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to James Jackson and spouse, Pat Jackson, from David A. Constantino, married, and Doris Constantino, by Warranty Deed recorded on December 31, 2001, in Instrument No. 20011231-0144717, Register's Office for Davidson County, Tennessee.

This is property with a common address of **370 Wallace Road, Unit D-26, Nashville, TN 37211**.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING:
(1) Property taxes for the current year and all subsequent years, taxes for the current year being assumed by the Grantees; (2) Master Deed in Book 6594, Page 502, Book 7044, Page 209, and Instrument No. 20010924-0103170, said Register's office and all matters therein; (3) By-Laws in Book 6594, Page 547, said Register's office; (4) Charter of the Homeowners Association in Book 6576, Page 69, said Register's office.

Property conveyed "AS IS."

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and Interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever.

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their heirs, representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 12th day of July, 2011.

X _____

James Jackson

X _____

Pat Jackson

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **James Jackson and Pat Jackson, husband and wife,** with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this **12th** day of **July 2011.**

_____
Notary Public
My Commission Expires:

CINDY S. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires MAY 6, 2013

File No. 1107-071

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater for this transfer is $35,000.00.

_____
Affiant

Subscribed and sworn before me this 12th day of July, 2011.

_____
Notary Public
My Commission Expires: _____

CINDY S. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires MAY 6, 2013