Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Travis Jeffers Sara Jeffers 4202 Nebraska Avenue Nashville, TN 37209	New Owner	103-04-0-191.00

THIS INSTRUMENT PREPARED BY:
TrustLand Title & Escrow, LLC.
1720 West End Avenue, Suite 400
Nashville, Tennessee 37203

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $240,000.00

Affiant

BILL GARRETT, Davidson County
Trans:T20110075454 DEEDWARR
Recvd: 11/30/11 14:18 2 pgs
Fees:13.00 Taxes:888.00
20111130-0093191

Subscribed and sworn to before me, this the 30th day of November, 2011.

Notary Public

C. M. CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 4, 2013

My Commission Expires:
(Affix Seal)

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 of which is hereby acknowledged **Cassandra Aitken, an unmarried individual, ("Grantor"),** has this day bargained and sold, and does hereby bargain, sell, transfer and convey unto **Travis Jeffers and Sara Jeffers, husband and wife ("Grantee"),** and Grantee's successors and assigns all of Grantor's interest in a certain tracts or parcels of land located in **Davidson** County, **Tennessee**, to wit:

Land in Davidson County, Tennessee, Being the west 50 feet of Lot No. 64 on the Map of West End Annex, of record in Book 332, page 61, Register's Office for said County, Tennessee, to which reference is made for a more complete description.

Said part of Lot fronts 50 feet on the northerly side of Nebraska Avenue, formerly Eighth Street, and runs back between parallel lines, 158.30 feet to an alley.

Being the same property conveyed to Cassandra Aitken, unmarried, by Warranty Deed from Rodney Allen Buchannon, a single man, dated May 16, 2005, of record in Instrument No. 20050518-0055935, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to (1) Property taxes for the year 2012, a lien not yet due and payable. (2) all matters shown on the plat of West End Annex of record in Book 332, page 61, Register's Office for Davidson County, Tennessee, (3)all applicable zoning ordinances (4) utility, sewer, drainage and other easements of record, (5) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (6) building restrictions, and (7) other matters of public record.

This is improved property located at: **4202 Nebraska Avenue, Nashville, TN 37209**

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estates, title and interest thereto belonging to Grantee, his/her heirs, successors and assigns in fee simple forever.

The said Grantor does hereby covenant with the said Grantee that he/she is lawfully seized in fee simple of the aforedescribed Real Estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has executed this instrument on this **30th** day of **November, 2011.**

GRANTOR(S)

Cassandra Aitken

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Cassandra Aitken** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained as her free Act and Deed.

Witness my hand and official seal on this the **30th** day of **November, 2011.**

Notary Public

My Commission Expires:

