(1)

Prepared by:
Amy Cross Nance
Attorney at Law
103 Forrest Crossing Blvd Suite 205
Franklin, TN 37064
615-794-5644

BILL GARRETT, Davidson County
Trans:T20120029160 DEEDWARR
Recvd: 04/23/12 08:44 2 pgs
Fees:13.00 Taxes:788.10
20120423-0034110

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $213,000.00

Affiant

Subscribed and sworn to before me, this 20 day of April 2012.

Notary Public
My commission expires: _____

CHAD I. PEARMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 3, 2012

Address of New Owner:	Send Tax Bills to:	Tax Information
Karen Jonkman 505 Cozy Creek Ln. Nashville TN 37211	Same	161130B505OOCO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Andrew McAllester , a married man hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Karen Jonkman, an unmarried woman hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County Tennessee, being Unit 505 on the plan of Creekside of Brentwood, as shown on Exhibit "B" of the Master Deed of record in Instrument No. 20050204-0013611 as amended in Instrument No. 20050329-0034131 and Instrument No. 20050822-0100021 Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Andrew McAllester by deed dated December 28, 2007 from Pulte Homes Tennessee limited Partnership, a Nevada Limited Partnership of record in Instrument No. 20080103-0000561, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: 1) 2012 taxes a lien which are not yet due and payable. 2) All matters appearing on plan of Creekside of Brentwood, as shown on Exhibit "B" of the Master Deed of record in Instrument No. 20050204-0013611 as amended in Instrument No. 20050329-0034131 and Instrument No. 20050822-0100021, Register's Office for Davidson County, Tennessee. 3) Charter for Creekside of Brentwood Homeowners Association of record in Instrument No. 20041217-0150431 4) Quitclaim Deed for common areas in Creekside of record in Instrument No. 20080724-0075832

This property is improved property known as 505 Cozy Creek Ln., 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(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are 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. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and

forever defend the title to said land to said Grantee(s), 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 my hand this 20 day of April, 2012.

Andrew McAllester

Dana McAllester

Dana McAllester, who joins in this conveyance for the sole purpose of conveying any marital interest that she may have

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Andrew McAllester , the bargainor(s), with whom I am personally acquainted or 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 Brentwood, Tennessee, this 20th day of April, 2012

Notary Public

Amy Cross Nance
State of Tennessee Notary Public
Williamson County

My Commission expires: 2/20/15

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Dana McAllester , the bargainor(s), with whom I am personally acquainted or 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 Brentwood, Tennessee, this 19th day of April, 2012

Notary Public

SHERI ENGEL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission expires January 11, 2016

FILE NO: 07057