THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 410
Nashville, TN 37203

BILL GARRETT, Davidson County
Trans:T20120032923 DEEDWARR
Recvd: 05/04/12 10:50 2 pgs
Fees:13.00 Taxes:562.40
20120504-0038513

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 152,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF MAY, 2012.

Notary Public

MY COMMISSION EXPIRES: 04/23/2013

(AFFIX SEAL)

DOLLY T. PEAY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sarah Kristen Janelle	Cimarron Mortgage Company	MAP 114-08-C
7277 Charlotte Pike #247	P.O. Box 12830	PARCEL 74
Nashville, TN 37209	Jaskson, MS 39236-2830	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Sandra L. Deming Halverson, joined by her spouse, Ronald G. Halverson,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Sarah Kristen Janelle,** unmarried 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 Unit 71 of West Park, Phase 2, a Horizontal Property Regime, created under Title 66 Sections 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed of West Park Homeowner's Association, Inc. of record as Instrument 20040304-0024541 as amended in Instruments 20041221-0151636 and as set out in a plan attached to Instrument 20041112-0136248 and Instrument 20050222-0018812, Register's Office for Davidson County, Tennessee, to which matters reference is hereby made. This conveyance is made together with the undivided percentage interest in the Common Elements appurtenant to the said Unit as set forth in the said Master Deed.

Being the same property conveyed to Sandra L. Deming by deed recorded as Instrument 20060111-0004259, said Register's Office. Sandra L. Deming is now known as Sandra L. Deming Halverson. Ronald G. Halverson, spouse of Sandra L. Deming Halverson, joins in this conveyance.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is IMPROVED property known as **7277 Charlotte Pike #247, Nashville, TN 37209.**

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 the 1st day of May, 2012.

Ronald G. Halverson

SANDRA C. DEMING HALVERSON

Sandra L. Deming Halverson by Ronald G. Halverson, Attorney-in-Fact

by Ronald G. Halverson ATTORNEY IN FACT

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 **Ronald G. Halverson** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 1st day of May, 2012.

My Commission expires 1-9-16

Notary Public

JAMES A. WAECHTER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TN

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 **Ronald G. Halverson** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument on behalf of **Sandra L. Deming Halverson**, as her Attorney in Fact, as the free act and deed of the within named **Sandra L. Deming Halverson**.

Witness my hand and official seal this the 1st day of May, 2012.

My Commission expires 1-9-16

Notary Public

JAMES A. WAECHTER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TN