THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
1616 Westgate Circle, Ste 215
Brentwood, TN 37027

CRT File No. 1205096H

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $84,000.00.

Carmen Coats
Affiant

Subscribed and sworn to before me, this 21st day of June, 2012.

J. Brandon Miller
Notary Public
My Commission Expires: 9-9-2014

J. BRANDON MILLER STATE OF TENNESSEE NOTARY PUBLIC EXP. SEPT. 9, 2014 DAVIDSON COUNTY

BILL GARRETT, Davidson County
Trans:T20120046466 DEEDWARR
Recvd: 06/22/12 15:55 2 pgs
Fees:13.00 Taxes:310.80
20120622-0055136

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Colleen E. Watson	F&M Bank	Tax Parcel ID No.
1311 Chester Ave	10 Cadillac Dr., Ste 100	72-14-311.00
Nashville TN 37206	Brentwood, TN 37027	

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Zachary Jameson, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Colleen E. Watson, an unmarried woman** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain tract or Parcel of land in Davidson County, State of Tennessee, described as follows to wit: land in Davidson County, Tennessee, being Lot No. 26 of Block A on the map of Belle Forest No. 2 as of record in Book 843, Page 94, Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more complete description of the property.

Being the same property conveyed by Cash Deed from Shaun Donovan, The Secretary of Housing and Urban Development, of Washington, D.C. to Zachary Jameson, Married as recorded on the 30th day of November, 2011 in Instrument No. 20111130-0093275; Trustee's Deed from Shellie Wallace as Successor Trustee to The Secretary of Housing and Urban Development as recorded on the 25th day of May, 2011 in Instrument No. 20110525-0039844 and Warranty Deed from Mary Edith McWhirter, unmarried to Carol Jenkins, unmarried as recorded on the 17th day of February, 2000 in Instrument No. 200002170016135, in the Register's Office of Davidson County, Tennessee.

Krista Jameson joins in this conveyance for the purpose of conveying all right, title and interest she may have in and to the above described property as spouse of Zachary Jameson.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2012 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of BELLE FOREST NO. 2, as recorded in Plat Book 843, Page(s) 94, but deleting any covenant, condition or restriction indicating a

handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

This is improved property located at 1311 Chester Ave Nashville TN 37206

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 21st day of June, 2012.

Zachary Jameson

Krista Jameson

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Zachary Jameson and Krista Jameson, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 21st day of June, 2012.

Notary Public
My Commission Expires: May 19, 2014

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY