

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is 234,000.00

Affiant

Subscribed and sworn to before me, this 16 day of July, 2012.

Notary Public

My commission expires:

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4711 TROUSDALE DRIVE, STE 120
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
LAURA ANN AVERITT	MAGNA BANK	181030A32900CO
7968 OAKFIELD GROVE	383 JOHNNY CASH PARKWAY	
BRENTWOOD, TN 37027	HENDERSONVILLE, TN 37075	

FOR AND IN 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 ACKNOWLEDGE, WE,

KRYSTAL JACOBS, UMARRIED (FKA KRYSTAL RIFFEL,NOT MARRIED)

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

LAURA ANN AVERITT, an unmarried woman

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 Lots No. 153, on the Plan of Revision One, Phase Two, Addition to Indian Creek Estates, RS-10 Subdivision - Cluster Lot Option, A Planned Unit Development, of record in, Instrument No. 20070720-0086788, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING THE SAME PROPERTY CONVEYED TO KRYSTAL RIFFEL, NOT MARRIED BY QUITCLAIM DEED FROM MATTHEW RIFFEL, NOT MARRIED DATED 12/10/09 AND RECORDED ON 08/12/10 IN INSTRUMENT NO. 20100812-0063885, SAID REGISTER'S OFFICE FOR SAID COUNTY.

ALSO BEING THE SAME PROPERTY CONVEYED TO MATTHEW R RIFFEL AND KRYSTAL K RIFFEL, HUSBAND AND WIFE, BY WARRANTY DEED FROM H&J BUILDERS, INC., A TENNESSEE CORPORATION DATED 07/18/08 AND RECORDED ON 07/18/08 IN INSTRUMENT NO. 20080718-0074063, SAID REGISTER'S OFFICE FOR SAID COUNTY.

KRYSTAL JACOBS AND KRYSTAL RIFFEL ARE ONE AND THE SAME PERSON

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

This is improved (__X__) unimproved (____) property known as 7968 OAKFIELD GROVE, BRENTWOOD, TN 37027.

Davidson County DEEDWARR
Recvd: 07/17/12 11:04 3 pgs
Fees:18.00 Taxes:865.80
20120717-0062784

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 in 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 my/our hand(s) this 17th day of July, 2012.

KRYSTAL JACOBS

STATE OF Kansas
COUNTY OF Johnson

Personally appeared before me, a Notary Public of said County and State, KRYSTAL JACOBS, the within named Grantors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this ~~17th~~ 13 day of July, 2012.

Notary Public

My Commission Expires: 10-02-14

KIRBY GARCIA
My Appt. Exp. 10-02-14

Certificate of Authenticity

I, Kim Hollingshead, *do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.*

Signature

State of Tennessee

County of Williamson

Personally appeared before me, the undersigned, *a notary public for this county and state,* Kim Hollingshead *who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.*

Notary's Signature

My Commission Expires: 1-6-2014.

(Notary's Seal (if on paper)

ANGELA G. BAISON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires January 6, 2014