RECORD AND RETURN TO:
LIMESTONE TITLE & ESCROW, LLC
5200 MARYLAND WAY, STE. 202
BRENTWOOD, TN 37027

BILL GARRETT, Davidson County
Trans:T20120096616 DEEDWARR
Recvd: 12/18/12 11:39 2 pgs
Fees:13.00 Taxes:629.00
20121218-0116431

WARRANTY DEED

ARTRINNA D. MINNIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 7, 2014

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $170,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ___ day of December, 2012.

NOTARY PUBLIC

My commission expires: 7-7-2014

THIS INSTRUMENT PREPARERD BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Melvin Jackson and Linda Faye Jackson 7017 Sunnywood Drive Nashville, TN 37211	SAME ADDRESS AS NEW OWNER	173-09-0-A-374.00 CO

FOR AND IN CONSIDERATION of the sum of One Hundred Seventy Thousand and 00/100 Dollars ($170,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged; the undersigned, **ANGELA M. FEHER, UNMARRIED,** hereinafter called the Grantor, has bargained and sold and by these presents does hereby transfer and convey unto, **MELVIN JACKSON AND WIFE, LINDA FAYE JACKSON,** hereinafter called the Grantees, their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 308, as shown on the Plan of Lenox Village, Phase Five, of record in Instrument No. 20050120-0007427, in the Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description.

Being the same property conveyed to Angela M. Feher, by Warranty Deed from Mary C. Hart, an unmarried woman, dated 10/13/2006, recorded 10/16/2006, of record in Instrument No. 20061016-0128118, in the Register's Office for Davidson County, Tennessee.

This is improved property more commonly known as 7017 Sunnywood Drive, Nashville, TN 37211.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantees, their heirs and assigns, forever.

The undersigned covenant with the said Grantee that she is lawfully seized and possessed of said real estate; that she have a good right to convey the same; and that it is unencumbered except by lien of the 2012 property taxes, which taxes are being prorated between the parties, and are being paid at closing.

The undersigned further covenants and binds herself, her heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantees, their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 7 day of December, 2012.

Angela M. Feher
ANGELA M. FEHER

STATE OF ARIZONA
COUNTY OF Maricopa

Personally appeared before me, a Notary Public, Angela M. Feher, with ~~whom I am personally acquainted~~ (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 7 day of December, 2012.

OFFICIAL SEAL
RACHEL TRUAX
#215111
Notary Public - State of Arizona
MARICOPA COUNTY
My comm. expires August 1, 2013

Rachel Truax
Notary Public

Rachel Truax
Printed Notary Name

My commission expires: Aug. 1, 2013