BILL GARRETT, Davidson County
Trans:T20130008153 DEEDWARR
Recvd: 01/30/13 11:38 2 pgs
Fees:13.00 Taxes:512.82
20130130-0009623

This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
Ashley Jernigen
1020 Bret Ridge
Hermitage, TN 37076

SEND TAX BILL TO:
Sun West Mtg. Co.
18303 Gridley Rd.
Cerritos, CA 90703

TAX ID 086-07-OA-03200-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid to the undersigned, the receipt of which amount being hereby acknowledged, and other good and valuable consideration, **David Corlew and wife, Carolyn Corlew,** has this day bargained and sold, and does hereby transfer and convey unto **Ashley Jernigen, unmarried,** certain land situated in Davidson County, Tennessee, being more particularly described as follows:

LAND in Davidson County, Tennessee, being Lot No. 32, on the Plan of Bret Ridge Subdivision, as shown on plat of record in Plat Book 6900, page 121, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to David Corlew and Carolyn Corlew by Deed from Sara Anderson, a Single Person of record at Instrument No. 20031006-0147647, Register's Office for Davidson County, Tennessee, dated October 1, 2003 and recorded on October 6, 2003.

TO HAVE AND TO HOLD said lands, including the appurtenances thereon situated, and all the right, title, estate and interest thereto belonging to the said GRANTEES, her heirs and assigns, forever.

We COVENANT with the Grantees herein that we are lawfully seized and possessed of said lands in fee simple; that we have a good and lawful right to convey same; and we do warrant and will forever defend the title thereto against the lawful claims of all persons whomsoever.

REAL PROPERTY TAXES: The real property taxes for the year 2013 shall be prorated as of the date of this deed.

EASEMENTS AND RIGHTS OF WAY: This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in Book 6900, page 121, and restrictions in Book 7030, page 527, amended in Book 7047, Page 171, and encumbrances as may be shown of record in the office of the Register of Deeds where the real property is situated.

RULES AND REGULATIONS: This conveyance is made subject to all

Governmental rules and regulations and all Davidson County Health Department rules and regulations.

POSSESSION: Possession to be given with delivery of deed.

WITNESS MY HAND on this the 28th day of January, 2013.

David Corlew

Carolyn Corlew

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **David Corlew and Carolyn Corlew,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 28th day of January, 2013.

NOTARY PUBLIC

My Commission Expires: January 4, 2014

GREGG W. CLARK NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires

STATE OF TENNESSEE
COUNTY OF Davidson

The actual value or consideration, whichever is greater, for this transfer is $138,600.00.

AFFIANT

Subscribed and sworn to before me this the 28th day of January, 2013.

NOTARY PUBLIC

My Commission Expires: 3/8/15

BRENDA R. LEHMAN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY