BILL GARRETT, Davidson County
Trans:T20130017617 DEEDWARR
Recvd: 03/04/13 11:45 2 pgs
Fees:13.00 Taxes:327.45
20130304-0021383

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is 88,500.00

Affiant

Subscribed and sworn to before me, this 27th day of February, 2013

Notary Public

My commission expires:

TENNESSEE NOTARY PUBLIC My Comm Exp. July 21, 2013 DAVIDSON COUNTY OF WILLIAMSON

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:
MARIAH JONES	**AMERIS BANK**	**04209011300**
812 TUCKAHOE DRIVE	**1800 PARKWAY PLACE, STE 820**	
MADISON, TN 37115	**MARIETTA, GA 30067**	

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,

CARL MACLEOD and EVELYN JOHNSON, TRUSTEES OF THE CHRISTI LORENE BLEDSOE TRUST

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

MARIAH JONES, 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 Lot No. 57 on the Plan of Kemper Heights, Section 2, of record in Plat Book 2331, Page 104, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

BEING part of the same property conveyed to Carl MacLeod and Evelyn Johnson, trustees of the Christi Lorene Bledsoe Trust, by Deed in Lieu of Foreclosure, from Barry L. Brignac and wife, Hazel E. Brignac, dated 5/4/11 and recorded 5/6/11 in Instrument No. 20110506-0034828, and as corrected by Scrivener's Affidavit of record, dated 5/12/11 and recorded 5/17/11 in Instrument No. 20110517-0037501; and being the same property previously conveyed to Barry L. Brignac and wife, Hazel E. Brignac, by Warranty Deed from James R. Bledsoe a/k/a Roy Bee, trustee u/a/d August 21, 1995, dated 3/16/09 and recorded 3/25/09 in Instrument No. 20090325-0026701, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (__X__) unimproved (____) property known as 812 TUCKAHOE DRIVE, MADISON, TN 37115.

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 27th day of February, 2013.

Carl MacLeod, Trustee

CARL MACLEOD
TRUSTEE OF THE CHRISTI LORENE BLEDSOE TRUST

Evelyn Johnson

EVELYN JOHNSON
TRUSTEE OF THE CHRISTI LORENE BLEDSOE TRUST

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, CARL MACLEOD and EVELYN JOHNSON, BOTH AS TRUSTESS OF THE CHRISTI LORENE BLEDOSE TRUST, 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 27th day of February, 2013.

Notary Public

My Commission Expires: 6/24/16

LELAND L. COLEMAN JR.
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY