Prepared by:
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Attorney at Law
103 Forrest Crossing Blvd Suite 205
Franklin, TN 37064
615-794-5644

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $120,500.00

Angela Batson
Affiant

Subscribed and sworn to before me, this 26th day of March 2013.

MICHELLE MARIE MONTAGUE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Notary Public
My commission expires: 5/20/14

BILL GARRETT, Davidson County
Trans:T20130025127 DEEDWARR
Recvd: 03/28/13 09:32 2 pgs
Fees:13.00 Taxes:445.85

20130328-0030422

Address of New Owner:	Send Tax Bills to:	Tax Information
Jeanne Westbrook	NOLA Lending Group	161160A04600C
126 Shadow Glen Dr.	10005 Shadywood Forest Blvd.	
Nashville TN 37211	Baton Rouge, LA	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged James C. Jerinigan, Jr. a married person hereinafter referred to as Grantor(s), has bargained and sold, and does hereby transfer and convey to Jeanne Westbrook and William Westbrook, wife and husband hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit #46, of Building #8, on the Plan of The Townhomes of Shadow Glen, as shown on the exhibit to the Declaration of covenants, Conditions and Restrictions of record in Instrument No. 20040315-0029248, said Register's Office, to which plat reference is hereby made for a more complete description of said property.

Being the same property conveyed to James C. Jerinigan, Jr. by deed dated December 7, 2004 from Beazer Homes Corp., a Tennessee corporation of record in Instrument No. 20041213-0148036, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: 1) 2013 taxes, a lien which are not yet due and payable. 2) Covenants, conditions, restrictions reservations, easements liens for assessments, options powers of attorney, and limitations on title set forth in restrictions recorded in Instrument No. 200103150029248 and amended in No. 20040720-0086706; 20041025-012865; 200403244-0031389; 20051007-0121715; 20051207-017464 and in any allied instruments(s) referred to in said restrictions. 3) Charter of Townhomes of Shadow Glen Associaition of record in Instrument No. 20040316-0029917

This property is improved property known as 126 Shadow Glen Dr., Nashville, Tennessee 37211

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever

defend the title to said land to said Grantee(s), 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 hand this 26th day of March, 2013.

James C. Jerinigan, Jr. aka James C. Jernigan, Jr.

Kristin K. Jernigan, who joins in this conveyance for the sole purpose of waiving any marital interest she may have

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James C. Jerinigan, Jr. aka James C. Jernigan, Jr. and Kristin K. Jernigan, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 26th day of March, 2013.

Notary Public

My Commission expires: 2/23/15

FILE NO: 07533

Amy Cross Notary State of Tennessee Notary Public Williamson County