WARRANTY DEED

G-RA-13-1509

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $131,900.00

Erica R. Tafoya
Affiant

Subscribed and sworn to before me, this 4th DAY OF April, 2013.

C. Kay Cabney
Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

C. KAY CABNEY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON My Commission Expires August 23, 2016

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Erica R. Tafoya	SunTrust Mortgage, Inc.	
1509 Beauna Court	901 Semmes Avenue	
(ADDRESS)	(ADDRESS)	53-9-110.00
Madison, TN 37115	Richmond, VA 23224	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we JEANELLE JAMES, UNMARRIED , hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto ERICA R. TAFOYA, A SINGLE PERSON , hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 3, BEAUNA HILL, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 8250, PAGE 879, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO JEANELLE JAMES, UNMARRIED BY WARRANTY DEED FROM RICKY L. SMITHSON AND WIFE, CORRINE N. SMITHSON, RECORDED ON THE 18TH DAY OF FEBRUARY, 1999 IN DEED BOOK 11344, PAGE 568, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO COUNTY TAXES FOR THE YEAR 2013 AND SUBSEQUENT YEARS; ALL MATTERS SET FORTH IN THE PLAN OF RECORD IN PLAT BOOK 8250, PAGE 879; RESTRICTIVE COVENANTS OF RECORD IN BOOK 11086, PAGE 123; EASEMENTS OF RECORD IN BOOK 3281, PAGE 593, BOOK 5190, PAGE 151, BOOK 10758, PAGE 494; NOTICE OF COMPLETION OF RECORD IN BOOK 11321, PAGE 498 AND ANY AND ALL OTHER EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

unimproved ( )
This is improved (X) property, known as 1509 Beauna Court, Madison, Tennessee 37115
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is 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 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.

BILL GARRETT, Davidson County
Trans:T20130028457 DEEDWARR
Recvd: 04/08/13 14:25 2 pgs
Fees:13.00 Taxes:488.03
20130408-0034577

Witness my/our hand(s) this 4th day of April, 2013.

Jeanelle James by Sonja Faye McQuiston, Attorney in Fact

Jeanelle James by Sonja Faye McQuiston,
Attorney in Fact

STATE OF Tennessee

COUNTY OF Davidson

Before me personally appeared SONJA FAYE MCQUISTON to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of JEANELLE JAMES as per the Durable Power of Attorney of record in Instrument No. 20121129-0109593, Register's Office for Davdidson County, Tennessee, and who acknowledged she executed the same as the free act and deed of the said JEANELLE JAMES.

Witness my hand and official seal, this the 4th day of April, 2013.

Notary Public
My Commission Expires:

(SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires August 23, 2016

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903