WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20130035658 DEEDWARR
Recvd: 04/30/13 15:06 2 pgs
Fees: 13.00 Taxes: 462.50

20130430-0043171

R-BR-13-3279

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $125,000.00

Affiant

Subscribed and sworn to before me, this 25th DAY OF April, 2013.

Notary Public

MY COMMISSION EXPIRES: 10/18/2016
(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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
Georgia Ann Duncan		
3279 Harpeth Springs (ADDRESS)	(NAME) SAME AS NEW OWNER	
Nashville, TN 37221 (CITY) (STATE) (ZIP)	(ADDRESS) (CITY) (STATE) (ZIP)	141-06-0D-078.00

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, I/we CHAD T. JACKSON, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto GEORGIA ANN DUNCAN, UNMARRIED, 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 UNIT NO. 78 ON THE PLAN OF RIVERBRIDGE COMMUNITY, A PLANNED UNIT DEVELOPMENT OF RECORD IN PLAT BOOK 20030213-001999, PAGE, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO CHAD T. JACKSON, AN UNMARRIED MAN BY DEED FROM BEAZER HOMES CORP., DBA PHILLIPS BUILDERS, A TENNESSEE CORPORATION OF RECORD AT INSTRUMENT NO. 20040607-0066762, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED MAY 27, 2004 AND RECORDED ON JUNE 7, 2004.

THIS CONVEYANCE IS SUBJECT TO A) 2013 PROPERTY TAXES AND SUBSEQUENT, WHICH ARE ASSUMED BY THE GRANTEE(S) HEREIN; B) INSTRUMENTS OF RECORD IN INSTRUMENT NUMBER 20030213-0019999; INSTRUMENT NUMBER 20030205-0016032, AMENDED IN INSTRUMENT NO. 20050520-0056889; INSTRUMENT NUMBER 20030218-0020987; INSTRUMENT NUMBER 20021217-0155374; INSTRUMENT NUMBER 20030303-0027398, INSTRUMENT NUMBER 20030218-0020986; INSTRUMENT NUMBER 20020709-0082561; INSTRUMENT NUMBER 20020912-0220994; INSTRUMENT NUMBER 20121114-0104692; BOOK 7601, PAGE 415; BOOK 1298, PAGE 244, SAID REGISTER'S OFFICE; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

unimproved ( )
This is improved (X) property, known as 3279 Harpeth Springs, Nashville, Tennessee 37221
(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.

Witness my/our hand(s) this 25th day of April, 2013.

Chad T. Jackson by Arthur Francis Jackson as Attorney in Fact

STATE OF Tennessee

COUNTY OF Davidson

Before me personally appeared ARTHUR FRANCIS JACKSON 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 CHAD T. JACKSON and who acknowledged he/she/they executed the same as the free act and deed of the said CHAD T. JACKSON.

Witness my hand and official seal, this the 25th day of April, 2013.

Notary Public
My Commission Expires: 5-2014

(SEAL)

JOHN GLEAVES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

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