BILL GARRETT, Davidson County
Trans:T20130035685 DEEDWARR
Recvd: 04/30/13 15:23 2 pgs
Fees:13.00 Taxes:508.75
20130430-0043199

Prepared By & Return To:
Clarity Title, LLC
100 Hazel Path, Suite C
Hendersonville, TN 37075
13-4035R

STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $137,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 26th DAY OF APRIL, 2013.

Notary Public

Commission Expiration: 3/22/16

ROY C. FORNEY III
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

ADDRESS OF NEW OWNER:
Amanda Jordan
913 Bexhill Court South
Hermitage, TN 37076

SEND TAX BILLS TO:
Mortgage Investors Group
8320 East Walker Springs Lane, Ste 200
Knoxville, TN 37923

MAP-PARCEL:
064160CO8000

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

Timothy Jernigan

HEREINAFTER REFERRED TO AS THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Amanda Jordan, an unmarried woman

HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 33 on the Plan of Section Four, Wembley Downs, of record in Book 7900, page 456, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Timothy Jernigan on 11/12/2010 by deed from Joy Brent, filed for record on 11/19/2010 in Instrument No. 20101119-0092583, in the Register's Office for Davidson County Tennessee.

Amy Jernigan joins in this conveyance to convey any rights she may have, marital or otherwise.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

This is improved property known as 913 Bexhill Court South, Hermitage, TN 37076.

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, his heirs and assigns forever; and I do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 April, 2013.

Timothy Jernigan

Amy Jernigan

STATE OF TENNESSEE
COUNTY OF Rutherford

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Timothy Jernigan and Amy Jernigan,** 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 and official seal at Smyrna, Tennessee this 26th day of April, 2013.

Notary Public

Commission Expiration:

3/22/16

ROY C. FORNEY III
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY