BILL GARRETT, Davidson County
Trans:T20130038392 DEEDWARR
Recvd: 05/08/13 10:37 2 pgs
Fees:13.00 Taxes:1054.50
20130508-0046411

WARRANTY DEED

R-BR-13-885

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $285,000.00

Affiant

Subscribed and sworn to before me, this 2nd DAY OF May, 2013.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

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
Susan J. Torregrossa	Avenue Bank	
885 Belton Dr (ADDRESS)	3823 Cleghorn Avenue (NAME) (ADDRESS)	
Nashville, TN 37205 (CITY) (STATE) (ZIP)	Nashville, TN 37215 (CITY) (STATE) (ZIP)	102-14-0-091.00

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, we FRANK LANE JACKSON, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto SUSAN J. TORREGROSSA, AN UNMARRIED WOMAN, 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 NO. 134 ON THE PLAN OF CREST MEADE, SECTION A OF RECORD IN PLAT BOOK 2330, PAGE 154, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT NO. 134 FRONTS 85.0 FEET ON THE SOUTHWESTERLY MARGIN OF BELTON DRIVE AND EXTENDS BACK 240.0 FEET ON THE NORTHWESTERLY LINE AND 280.0 FEET ON THE SOUTHEASTERLY LINE TO A DEAD LINE IN THE REAR, MEASURING 98.0 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO FRANK LANE JACKSON BY QUITCLAIM DEED FROM TERESA DAWN ROWLETT OF RECORD AT INSTRUMENT NO. 20080708-0070274, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED JULY 7, 2008 AND RECORDED ON JULY 8, 2008.

BEING THE SAME PROPERTY CONVEYED TO FRANK LANE JACKSON AND SPOUSE, TERESA DAWN ROWLETT BY DEED FROM LEIGH ANN CARLTON, UNMARRIED OF RECORD IN BOOK 10989, PAGE 107, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED JUNE 19, 1998 AND RECORDED ON JUNE 23, 1998.

THIS CONVEYANCE IS SUBJECT TO A) 2013 PROPERTY TAXES AND SUBSEQUENT, WHICH ARE ASSUMED BY THE GRANTEE(S) HEREIN; B) INSTRUMENTS OF RECORD IN PLAT BOOK 2330, PAGE 154, SAID REGISTER'S OFFICE; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

THE SAID CHRISTY ANN JACKSON JOINS HEREIN TO CONVEY ANY AND ALL MARITAL INTEREST SHE MAY HAVE IN THE ABOVE-DESCRIBED PROPERTY.

unimproved ( )
This is improved (X) property, known as 885 Belton Dr, Nashville, Tennessee 37205
(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 2nd day of May, 2013.

Frank Lane Jackson

Christy Ann Jackson

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Frank Lane Jackson and Christy Ann Jackson, the within named bargainor, 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, this the 2nd day of May, 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