BILL GARRETT, Davidson County
Trans:T20130044886 DEEDWARR
Recvd: 05/30/13 09:52 2 pgs
Fees:13.00 Taxes:416.25
20130530-0054292

This instrument prepared by & return to: Fearnley, Martin & McDonald, PLLC

25 Century Blvd, Suite 212
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 28th day of May, 2013, by and between Tonie Do, unmarried, party of the first part, and Susan Pamela Jackson, married, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Described property located in Davidson County, Tennessee, to wit:

Unit Number 123 of West Hills Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq. as amended, Tennessee Code Annotated, and as established by Master Deed and By-Laws, of record in Instrument Number 20001212-0122257, Supplemented and Amendment of record in Instrument Number 20020125-0010757; and Instrument Number 20021025-0010758, Instrument Number 20021021-0128687 and Instrument No. 20040115-0006459, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said unit as set forth in said Master deed. Reference is hereby made to the plat of West Hills Condominiums, as shown on Exhibit "A" to the Master Deed, of record as aforementioned, said Register's Office, for a more complete identification and description of such unit.

Being all or part of the same property conveyed to Tonie Do by virtue of that certain CASH Deed dated May 2, 2012, at Instrument No. 20120504-0038433 in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all of the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs, successors, and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that same is unencumbered, except for: year 2013 Davidson **County real property taxes, being a lien not yet due and payable. This conveyance is subject to any and all existing restrictions of record in said Register's Office, and that title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.**

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Tonie Do by Aprile Turner, Attorney in Fact
Tonie Do, by Aprile Turner, Attorney In Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me personally appeared Aprile Turner, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument as Attorney-in-Fact in behalf of Tonie Do and acknowledged that she executed the same as the free act and deed of the said Tonie Do.

WITNESS my hand and official seal at office this 28th day of May, 2013.

Notary Public

My Commission Expires: 9-8-13

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Property Owner & Address: Susan Pamela Jackson

Tax Parcel No 114110A02300CO

Property Address: 7470 Charlotte Pike
Unit 123
Nashville, TN 37209

MAIL TAX
BILLS TO: NEW OWNER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $112,500.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 28th ~~day~~ of ~~May~~, ~~2013~~.

Notary Public

My Commission Expires:_____

CHARLES SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2016