THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road** **Suite 203A** **Nashville, Tennessee 37215** **CRT File No. 13050083** KATE ROSENTHAL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 9, 2014	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $620,000.00. Affiant Subscribed and sworn to before me, this 17th day of June, 2013. Notary Public My Commission Expires: ____

BILL GARRETT, Davidson County
Trans:T20130053452 DEEDWARR
Recvd: 06/24/13 15:36 2 pgs
Fees:13.00 Taxes:2294.00
20130624-0064793

WARRANTY DEED

Address New Owner: Angela L. Jefferson 2609 Essex Pl Nashville TN 37212	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 104-11-0 271.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Roger P. Jefferson** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Angela L. Jefferson**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 121, BRANSFORD REALTY COMPANY'S SUBDIVISION OF THE EDGAR JONES HOME PLACE, as shown on plat of record in Plat Book 421, Page 7, 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 by Warranty Deed from Thomas Rhodes to Roger P. Jefferson as recorded on the 27th day of December, 2011 in Instrument No. 20111227-0100978 and Warranty Deed from Paul F. Shorkey, unmarried to Thomas Rhodes as recorded on the 7th day of July, 2010 in Instrument No. 20100707-0053062, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2013 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of BRANSFORD REALTY COMPANY'S SUBDIVISION OF THE EDGAR JONES HOME PLACE, as recorded in Plat Book 421, Page(s) 7.

Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records.

Joint Driveway Agreement recorded in Book 3430, Page 467.

This is improved property located at 2609 Essex Pl Nashville TN 37212

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant

and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 17th day of June, 2013.

Roger P. Jefferson

STATE OF ~~TENNESSEE~~ Virginia)
COUNTY OF ~~DAVIDSON~~ Pittsylvania

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Roger P. Jefferson, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 17th day of June, 2013.

Notary Public

My Commission Expires: 10/31/2013

Carol H. Walker
Notary Public ID# 238111
Comm. Of Virginia
My Com. Exps. 10/31/13