BILL GARRETT, Davidson County
Trans: T20130053565 DEEDWARR
Recvd: 06/25/13 08:48 2 pgs
Fees: 13.00 Taxes: 599.03

20130625-0064978

WARRANTY DEED

KIMBRA SPANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$0.00~~ 161,900.00 $599

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of June, 2013.

Notary Public

MY COMMISSION EXPIRES: 3/4/15

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jennifer Graham	Mortgage Investors Group	062020B09300CO
(NAME)	(NAME)	
4469 Frost Street	8320 East Walker Springs Lane #200	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214-1181	Knoxville, TN 37923	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Jeremy E. Jensen, married**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Jennifer Graham, an unmarried woman**, hereinafter called the GRANTEE(S), their heirs and/or assigns, a 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. 22, on the Plan of First Amendment, Abbington Park, Phase One, Section Three, of record in Instrument 20040728009023O, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Nathan A. Johnson and Sarah J. Johnson, husband and wife by Deed from Beazer Homes Corp. dba Phillips Builders, a Tennessee corporation, dated 09/23/2004 and filed for record on 09/27/2004 in Instrument 20040927011584l, Register's Office for Davidson County, Tennessee.
Being the same property conveyed to Jeremy E. Jensen by Deed from Nathan A. Johnson and wife, Sarah J. Johnson, dated 07/16/2007 and filed for record on 07/18/2007 in Instrument 20070718008563l, Register's Office for Davidson County, Tennessee.
Spouse of the Grantor joins in the conveyance for the purpose of conveying any marital interest, if any.

All matters as set forth per Instrument 20040728009023O, said Register's Office.
Restrictions of record in Instrument 20030213002007S, as amended of record in Instrument 20040518005846l, said Register's Office.
By-Laws of record in Instrument 20030303002740G, said Register's Office.
Grant of Transmission Line Easement of record in Book 1163, Page 341, said Register's Office.
Warranty Deed of Flowage Easement of record in Book 2242, Page 513, said Register's Office.
Storm water Detention Agreement of record in Instrument 20030109000424G, said Register's Office.
Charter of record in Instrument 20030303002740S, said Register's Office.
Quitclaim Deed to the Homeowner's Association of record in Instrument 20050201001184S, said Register's Office.
County of Davidson taxes for the year 2013 and subsequent years, a lien not yet ascertainable, due or payable.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 4469 Frost Street, Nashville, TN 37214-1181
(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/or 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/or 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 14th day of June, 2013.

Jeremy E. Jensen

Holly Miranda Jensen

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jeremy E. Jensen and Holly Miranda Jensen, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 14th day of June, 2013.

Notary Public
My Commission Expires: 9.2.2013

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122