BILL GARRETT, Davidson County
Trans:T20130059478 DEEDWARR
Recvd: 07/12/13 10:27 2 pgs
Fees:13.00 Taxes:240.50
20130712-0072200

Prepared by:
Realty Title & Escrow Company, Inc.
599 Sam Ridley Parkway W Suite 103
Smyrna, TN 37167

STATE OF TENNESSEE
COUNTY OF RUTHERFORD
The actual consideration or value, whichever is greater, for this transfer is $65,000.00

Affiant

PAIGE B. MAYERCIK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Subscribed and sworn to before me, this 5th day of July, 2013.

Notary Public
My commission expires: 11/22/14

04-1304-54671

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Donna Desopo 1014 New Providence Pass Madison TN 37115	Donna Desopo 101 Chambliss Ct. Hendersonville, TN. 37075	043-15-0-144.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Troy Jernigan, unmarried hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Donna Desopo, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land situated in the 11th Civil District of Davidson County, Tennessee, being real estate on the unrecorded Hancock's Plat of East Madison Addition, not of record, and being more particularly described as follows, to-wit:

BEGINNING at an iron pipe, being the Northeast corner of the Roper as of record in Deed Book 4013, page 527, Register's Office for Davidson County, Tennessee, and being the Northwest corner of this tract, thence, with the South right-of-way of New Providence Road, S 87 degrees 54' E 90.1 feet to an iron pipe; thence with the line of Yvette A. Davis of record in Instrument Number 200109200102161, said Register's Office, S 4 degrees 54' 00" West 155.30 feet to a pipe; thence with the northerly line of Stanford as of record in Book 3971, page 424, said Register's Office, N 85 degrees 06' 00" W 90.00 feet to an iron pipe; thence with the Easterly line of Roper, N 4 degrees 54' 00" E 154.64 feet to the point of beginning, as described according to a survey made by Campbell, McRae & Associates Surveying, Inc. RLS. 1838, dated September 5, 2002.

Being the same property conveyed to New Millenium Builders, LLC by deed from Four Star Realty Investment Company, dated April 19, 2002, recorded May 7, 2002, of record in Instrument No. 20020507-0055753, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Vicki Darlene Ogg, an unmarried person by deed from New Millenium Builders, LLC, dated September 20, 2002, recorded October 8, 2002, of record in Instrument No. 20021008-0122154, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Troy Jernigan, married by deed from Vicki Darlene Ogg Allen and husband, Jerry D. Allen dated May 25, 2005, recorded May 31, 2005, of record in Instrument No. 20050531-0060677, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 1014 New Providence Pass, Madison, TN 37115

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, 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 hand this 5th day of July, 2013.

Troy Jernigan

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Troy Jernigan ~~and~~, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Smyrna, TN, this 5th day of July, 2013.

Paige B. Mayercik
State of Tennessee at Large

My Commission expires 11/22/14

PAIGE B. MAYERCIK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD