RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way, Suite 202
Brentwood, Tennessee 37027
File No.: TN133338

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130070309 DEEDWARR
Recvd: 08/15/13 10:22 2 pgs
Fees:13.00 Taxes:438.45
20130815-0085759

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $118,500.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of July, 2013.

NOTARY PUBLIC

My commission expires: 8-5-2015

BRYANT L. GRANTHAM STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT PREPARERD BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rhonda Jackson 4609 Baniff Park Ct. Unit 32A Antioch, TN 37013	New Owner	175-04-0-A-059.00

FOR AND IN CONSIDERATION of the sum of One Hundred Eighteen Thousand Five Hundred and 00/100 Dollars ($118,500.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **STACEY A. DARRON AND FAY L. TAYLOR, BOTH UNMARRIED,** hereinafter called the Grantor(s), have bargained and sold and by these presents do hereby transfer and convey unto, **RHONDA JACKSON, A SINGLE WOMAN,** hereinafter called the Grantee(s), her heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being all of Unit No. 32A of Lot #32 on the plan of Final Plat, Park Place Subdivision, Phase II, of record in Instrument No. 20020530-0065765; and as shown in Exhibit "E" to the Master Deed of record in Instrument No. 20010214-0014161 and re-recorded in Instrument No. 20010702-0069590, and amended in Instrument No. 20011019-0114191 and re-recorded in Instrument No. 20011212-0136927, and amended in Instrument No. 20030710-0095634 and re-recorded in Instrument No. 20030915-0134956, Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Stacey A. Darron and Fay L. Taylor, both unmarried, as joint tenants with rights of survivorship, by Warranty Deed from Landmark Homes of Tennessee, Inc., dated 12/30/2004, recorded 1/4/2005, of record in Instrument No. 20050104-0001157, in the Register's Office for Davidson County, Tennessee.

This is improved property more commonly known as 4609 Baniff Park Court, Unit 32A, Antioch, TN 37013.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), her heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2013 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), her heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 29th day of July, 2013.

STACEY A. DARRON

FAY L. TAYLOR

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public, Stacey A. Darron and Fay L. Taylor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 29th day of July, 2013.

BRYANT L. GRANTHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

Bryant L. Grantham
Printed Notary Name

My commission expires: 8-5-2013