Return to:
Foundation Title and Escrow, LLC.
2672 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122

PREPARED BY:
Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067

WARRANTY DEED

THIS INDENTURE is made and entered into this 9th day of August, 2013 by and between Krystal Jenkins, an unmarried individual, hereinafter referred to as GRANTOR, and Sarah Millard, unmarried, hereinafter referred to as GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES the following described property lying in City of Nashville, County of Davidson, State of Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 99 on the Plan of Stoneridge Townhomes, Phase 1, as shown on plat of record in Exhibit "E" of Instrument No. 200607210088352, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said property.

Being the same property conveyed to Krystal Jenkins, an unmarried woman, by Special Warranty Deed from Marquis Homes, LLC, dated December 21, 2007, recorded December 27, 2007, of record in Instrument 200712270147708, Register's Office for Davidson County, Tennessee.

This is [X]improved [ ]unimproved property known as: 132 Stonecrest Dr, Nashville, TN 37209

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS MY HAND on the day and year first above written.

Krystal Jenkins

BILL GARRETT, Davidson County
Trans:T20130071217 DEEDWARR
Recvd: 08/19/13 10:38 2 pgs
Fees:13.00 Taxes:610.50
20130819-0086827

INDIVIDUAL
STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said county and state, Krystal Jenkins, an unmarried individual, to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that such person(s) executed the same as such person's free act and deed.

Witness my hand, at office, this 9th day of August, 2013.

Suzanne Thomas
Notary Public

SUZANNE THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires April 18, 2015

My Commission Expires:_____

Name and Address of Property Owner:
Sarah Millard
132 Stonecrest Dr,
Nashville, TN 37209

Send Tax Statements to:

New Owner

property address

Map & Parcel 114-12-0A-99.00 CO

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF Davidson

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is $165,000.00 which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this 9th day of August, 2013.

Notary Public

My Commission Expires: 6/15/14

CONNIE J BUCHANAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY, TN

~~RETURN TO:~~

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3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067

13-1-239

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