THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 13080083** BOX 50-B PREPARED BY: BANKERS TITLE & ESCROW CORP. 3310 WEST END AVE. NASHVILLE, TN 37203	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $520,000.00. Affiant Subscribed and sworn to before me, this 28th day of August, 2013. Notary Public My Commission Expires: 1-9-16

JAMES A. WAECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

WARRANTY DEED

Address New Owner: Catherine E. Jones and Eric P. Jackson 4409 Curtiswood Circle Nashville TN 37204	Send Tax Bills To: ~~New Owner~~ FRANKLIN AMERICAN MTG SCX CORPORATE CTR. No #400 FRANKLIN, TN 37067	Tax Information: Tax Parcel ID No. 132-10-0 019.00

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, **Cathy C. Speers, Trustee of The Cathy C. Speers Living Trust Dated October 30, 2008** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Catherine E. Jones and Eric P. Jackson** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

wife and husband

Land in Davidson County, Tennessee, being Lot 11, CURTISWOOD ESTATES, as shown on plat of record in Plat Book 2331, Page 40, 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 Quitclaim Deed from Cathy C. Speers, Unmarried to Cathy C. Speers, Trustee of The Cathy C. Speers Living Trust Dated October 30, 2008 as recorded on the 7th day of November, 2011 in Instrument No. 20111107-0086815; Quitclaim Deed from Cathy C. Speers, Trustee of The Cathy C. Speers Living Trust established by the Revocable Trust Agreement of Cathy C. Speers, Dated October 30, 2008 to Cathy C. Speers, Unmarried as recorded on the 7th day of November, 2011 in Instrument No. 20111107-0086812; Warranty Deed from Cathy C. Speers to Cathy C. Speers, Trustee of The Cathy C. Speers Living Trust, established by the Revocable Trust Agreement of Cathy C. Speers, dated October 30, 2008 as recorded on the 6th day of November, 2008 in Instrument No. 20081106-0110726; Quitclaim Deed from Jonathan G. Speers to Cathy C. Speers as recorded on the 13th day of August, 2003 in Instrument No. 20030813-0116645, re-recording of Instrument No. 20030808-0113209 and Warranty Deed from Michael G. McGraw and wife, Tracey L. McGraw to Cathy C. Speers and spouse, Jonathan G. Speers as recorded on the 2nd day of July, 2002 in Instrument No. 20020702-0079726, 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 CURTISWOOD ESTATES, as recorded in Plat Book 2331, Page(s) 40.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 2440, Page 65.

BILL GARRETT, Davidson County
Trans:T20130075281 DEEDWARR
Recvd: 08/30/13 10:24 2 pgs
Fees:13.00 Taxes:1924.00
20130830-0091754

Easement for Sanitary Sewers, Storm Drainage, Water Mains and Appurtenances recorded in Book 6303, Page 690.

Easement for Sanitary Sewers and/or Storm Drainage recorded in Book 7640, Page 625.

This is improved property located at 4409 Curtiswood Circle Nashville TN 37204.

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 28th day of August, 2013.

Cathy C. Speers, Trustee

Cathy C. Speers, Trustee of The Cathy C. Speers Living Trust Dated October 30, 2008

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Cathy C. Speers, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained and who further acknowledged that she is the trustee of The Cathy C. Speers Living Trust Dated October 30, 2008, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 28th day of August, 2013.

Notary Public

My Commission Expires: 9-9-14

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires September 9, 2014