Box 14 File# G-25461-8

Box14

Send Tax Bils to
CoreLogic Real Estate Tax Service
One First American Way
Westlake, TX 75262

BILL GARRETT, Davidson County
Trans:T20130093106 DEEDWARR
Recvd: 10/31/13 08:37 2 pgs
Fees:13.00 Taxes:925.00
20131031-0112956

ADDRESS OF NEW OWNER

LANESSA JACKSON
950 Ireland Street
Nashville, TN 37208

THIS INSTRUMENT WAS PREPARED BY:
KELLY & SMITH
LAW OFFICES
GALLATIN, TENNESSEE 37066

MAP AND PARCEL 082 13 0 B 028 00co

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TWO HUNDRED FIFTY THOUSAND AND NO/100 ($250,000.00) DOLLARS, cash in hand paid the receipt of which is hereby acknowledged, I, **BRUCE ANDROPHY**, an unmarried person have this day bargained and sold and by these presents do hereby transfer and convey **LANESSA JACKSON**, an unmarried person, her heirs and assigns, the following described lot or parcel of land, situated in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Unit No. 28 of Ireland 28 Condominiums, also known as Ireland Street 28, a Horizontal Property Regime established by Master Deed of record in Instrument No. 200404160043331 and amended in Instrument No. 200404290048695, Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more compete description thereof.

BEING the same property conveyed to Bruce Androphy by deed from Jason R. Whann dated November 30, 2006 and of record in Instrument No. 20061211-0152296, in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the above described lot or parcel of land, together with all the improvements thereon and the appurtenances thereunto belonging, unto the said GRANTEE, her heirs and assigns, in fee simple forever.

I COVENANT with the said GRANTEE that I am lawfully seized and possessed of the above-described lot or parcel of land, that I have a good right to convey same, and that the same is unencumbered, EXCEPT for 2013 real estate taxes, applicable zoning and building regulations and permits and all visible easements.

I FURTHER COVENANT with the said GRANTEE and bind myself, my heirs and

legal representatives, to warrant and forever defend the title to said lot or parcel of land, unto the said GRANTEES, their heirs and assigns, against all lawful claims of all persons whomsoever.

WITNESS our hands this the 28 day of Oct, 2013.

BRUCE ANDROPHY by PHILIP KELLY, ATTORNEY-IN-FACT BY VIRTUE OF POWER OF ATTORNEY OF RECORD IN AS INSTRUMENT # 20131031-0112955, RODCT.

STATE OF TENNESSEE

COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **PHILIP KELLY,** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who executed the foregoing instrument on behalf of **BRUCE ANDROPHY** and acknowledged that he executed the same as the free act and deed of the said **BRUCE ANDROPHY**.

WITNESS my hand and official seal on this the 28 day of October, 2013.

NOTARY PUBLIC

VICKI GRANTHAM STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 05-25-2016

MY COMMISSION EXPIRES: 5-25-16

OATH

STATE OF TENNESSEE

COUNTY OF SUMNER

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $250,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

AFFIANT

SUBSCRIBED and sworn to before me, this the 29th day of October, 2013.

NOTARY PUBLIC

TIFFANY CARVALHO STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

MY COMMISSION EXPIRES: 9/11/17