BILL GARRETT, Davidson County
Trans:T20140004099 DEEDWARR
Recvd: 01/21/14 08:06 2 pgs
Fees:13.00 Taxes:634.55

20140121-0005071

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is 171,500.00

Affiant

Subscribed and sworn to before me, this 17th day of January, 2014.

Notary Public

My commission expires: 3-01-16

MARY ANNE HARDAWAY NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
120 DUNBAR CAVE RD., STE. A
CLARKSVILLE, TN 37043

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
TERESA M LEAVITT	**FRANKLIN AMERICAN MORTGAGE**	**01300003100**
1010 JACOBS VALLEY ROAD	**501 CORPORATE CENTRE DRIVE, STE 400**	
JOELTON, TN 37080	**FRANKLIN, TN 37067**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

JAMES M. BLEDSOE, JR. and wife, JENNIFER P. BLEDSOE

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

TERESA M LEAVITT, AN UNMARRIED WOMAN

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in the 2nd Civil District of Davidson County, Tennessee, being Lot No. 31 on the Plan of Jacobs Valley, Section One, a plat of which is of record in Plat Book 9700, Page 811 and revised in Plat Book 9700, Page 864, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of said property.

BEING THE SAME PROPERTY CONVEYED TO JAMES M. BLEDSOE, JR. AND WIFE, JENNIFER P. BLEDSOE, BY WARRANTY DEED FROM NASHVILLE BUILDING SERVICES, INC. DATED DECEMBER 6, 2002, AND RECORDED ON 12/17/2002 IN INSTRUMENT NUMBER 20021217-0155677, SAID REGISTER'S OFFICE FOR SAID COUNTY.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (_X_) unimproved (____) property known as 1010 JACOBS VALLEY ROAD, JOELTON, TN 37080.

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 and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons

JMB

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/our hand(s) this 17th day of January, 2014.

JAMES M. BLEDSOE, JR.

JENNIFER P. BLEDSOE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, JAMES M. BLEDSOE, JR. and JENNIFER P. BLEDSOE, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 17th day of January, 2014.

Notary Public

My Commission Expires: 3-01-16

MARY ANNE HARDAWAY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY