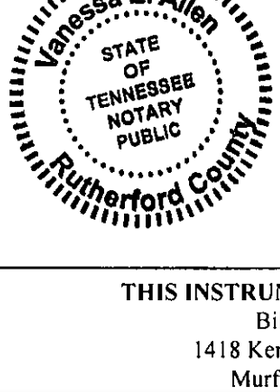
WARRANTY DEED

File #13123651



STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $160,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 27 day of January, 2014.

Notary Public

MY COMMISSION EXPIRES: 8/16/14

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Biltmore Title, LLC
1418 Kensington Sq. Ct. Bldg A
Murfreesboro, TN 37130

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Justin J. Delaney and Bridget D. Delaney	RANlife, Inc.	135-14-0B-073.00
(NAME)	(NAME)	BILL GARRETT, Davidson County
2113 Ransom Place	268 W. 400 S., 3rd Floor	Trans:T20140007021 DEEDWARR
(ADDRESS)	(ADDRESS)	Recvd: 01/30/14 13:38 2 pgs
Nashville, TN 37217	Salt Lake City, UT 84101	Fees:13.00 Taxes:592.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	20140130-0008496

FOR AND 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 ACKNOWLEDGED, I/WE, **Naomi L. Jackson, a widow,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Justin J. Delaney and Bridget D. Delaney**, Husband and Wife, 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:

Being Lot No. 72, on the plan of Section Two, Phase Two Ransom Place, as the same appears of record in Plat Book 7900, Page 526, Register's office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description.

Being the same property conveyed to O.C. Jackson and Naomi L. Jackson, husband and wife, by deed from Chad D. Johnson and Wife, Nichole L. Johnson, dated 06/12/1997, of record in Book 10492, Page 843, said Register's Office. **The said O.C. Jackson having since died on April 13, 2010, vesting title in Naomi L. Jackson as surviving tenant by the entirety.**

This conveyance is subject to: Taxes for the year 2014, a lien, not yet due or payable.; Any and all matters as set forth in the plat of record in Plat Book 7900, Page 526, said Register's Office.; Easement to City of Nashville by and through the Electric Power Board as of record in Book 2649, Page 593, said Register's Office.; Stormwater Detention Agreement as of record in Book 8879, Page 270, said Register's Office.; Permanent Drainage Easement as of record in Book 9195, Page 125, said Register's Office.; Stormwater Detention Joint Maintenance Agreement as of record in Book 9195, Page 132, said Register's Office.; Deed of Conveyance to Metro Nashville Davidson County for Sanitary Sewer Lines as of record in Book 9190, Page 471, Book 9190, Page 475, said Register's Office.; Charter of HOA as of record in Book 7877, Page 973 as amended in Book 8170, page 947 and in Book 8550, Page 766, said Register's Office.; Quit Claim Deed to HOA for Open Space as of record in Instrument No. 20010530-0055831, said Register's Office.; Declaration of Covenants as of record in Book 7867, Page 81, Book 7885, Page 868, Book 7947, Page 436, Book 8070, Page 555, Book 8424, Page 414, Book 8505, Page 235, Book 8550, Page 764, Book 8707, Page 86, Book 8846, Page 184, Book 10421, Page 358, said Register's Office.; By-Laws as of record in Book 7867, Page 81, said Register's Office.

unimproved ☐
This is improved ☒ property, known as **2113 Ransom Pl, Nashville,TN,37217**

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 is 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 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 our hands this 24th day of January, 2014.

Naomi L. Jackson

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Before me, the undersigned Notary Public, personally appeared Naomi L. Jackson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office, this 24th day of January, 2014.

Commission expires:

8/16/14

Notary Public



RETURN RECORDED DOCUMENTS TO:

Biltmore Title, LLC
1418 Kensington Sq. Ct. Bldg. A
Murfreesboro, TN 37130