BILL GARRETT, Davidson County
Trans:T20140018122 DEEDWARR
Recvd: 03/18/14 12:40 2 pgs
Fees:13.00 Taxes:481.00
20140318-0022345

Prepared by:
Tennessee Title & Escrow Affiliates, LLC
7105 Crossroads Blvd., Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $130,000.00

Affiant

Subscribed and sworn to before me, this ____ day of March 2014

Notary Public
My commission expires: 3-8-16

JONATHAN TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON CO.

Address of New Owner:	Send Tax Bills to:	Tax Information
Diana Iafrate 377 Huntington Ridge Drive Nashville, TN 37211	Same	161-11 A 35.00CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **R. Jeanine Jackson,** hereinafter referred to as Grantor(s), has bargained and sold, and does hereby transfer and convey to **Diana Iafrate,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. 35 on the Plan of Huntington Ridge Townhouses, of record in Plat Book 4675, Page 9, Register's Office, Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to R. Jeanine Jackson by Warranty Deed from Brent G. Brown and wife, Sharyn S. Brown, recorded December 3, 2010, in Instrument Number 20101203-0096281, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: (1) Taxes for the year 2014, a lien, not yet due and payable, Tax Map and Parcel 161-11 A 35.00CO; (2) all matters appearing of record in Plat Book 4675, Page 9, Register's Office for Davidson County, Tennessee; (3) Restrictions of record in Book 4729, Page 687, Book 5394, Page 243, Book 4889, Page 905, Register's Office for said County; (4) By-Laws of record in Book 7423, Page 762, Register's Office for said County; (5) Stormwater Detention Agreement of record in Book 9775, Page 308, Book 9732, Page 551, Book 11345, Page 59, said Register's Office; (6) Ingress/Egress Easement of record in Book 6396, Page 896, said Register's Office; (7) HOA Charter of record in Book 4499, Page 682, Book 4890, Page 85, said Register's Office; (8) liens and encumbrances of record affecting the premises.

This property is improved property known as **377 Huntington Ridge Drive, Nashville, TN, 37211.**

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

Dated this the 13th day of March, 2014.

R. Jeanine Jackson

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State,
R. Jeanine Jackson
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 and official seal at Brentwood, Tennessee this 13th day of March, 2014.

Notary Public
My Commission Expires: 1-18-16

CHRIS MULE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

(Notary Seal)