(1) Return to: Bridgehouse Title

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140066097 DEEDWARR
Recvd: 09/05/14 08:56 2 pgs
Fees:13.00 Taxes:462.50
20140905-0081311

VALERIE L. KANE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Comm. Expires June 4, 2017

G-RP-14-7367

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $125,000.00.

Coleen Newcomb
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF AUGUST, 2014.

Valerie L Kane
Notary Public

MY COMMISSION EXPIRES: 6-4-17
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Brittney M. Jackson	**Franklin American Mortgage Company**	
(NAME)	(NAME)	
7367 Ole Nottingham Drive	**501 Corporate Centre Drive, Ste. 400**	**151100A26000CO**
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	**Franklin, TN 37067**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **MEGHAN A. PERRONE TUOHY, MARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **BRITTNEY M. JACKSON, AN UNMARRIED WOMAN** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot Number 108, on the Plan of PHASE 3, VILLAGES OF LONG HUNTER P.U.D., as shown by plat appearing of record in Instrument No. 20030707-0093205, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Meghan A. Perrone, unmarried by Warranty Deed from Noelle D. Oliver, unmarried, recorded on the 4th day of February, 2008 in Instrument No. 20080204-0011203, in the Register's Office of Davidson County, Tennessee. The said Meghan A. Perrone being one and the same preson as Meghan A. Perrone Tuohy.

Grantor's spouse joins in the execution of this Deed for the purpose of conveying any and all interest, marital or otherwise, that he may have in said property.

This conveyance is subject to:
- All matters shown on the plat of record in Instrument No. 20030707-0093205;
- Covenants, Conditions and Restrictions of record in Instrument Nos. 20010531-0056382 and 20020718-0086411;
- Stormwater Detention Agreement of record in Instrument No. 20021009-0123120;
- Declaration of Taking of record in Book 4446, Page 423 and Judgment of record in Book 4535, Page 351;
- Conveyance to HOA of record in Instrument No. 20010531-0056383;
- Stormwater Detention Agreement of record in Instrument No. 20020718-0086411;
- Easement for 20 foot water main granted to Metropolitan Government of Nashville and Davidson County of record in Book 8197, Page 288;
- Easement for utility granted to Tennessee Telephone Company of record in Book 9661, Page 919;
- Easement for Transmission Line granted to United States of America of record in Book 2338, Page 466;
- Easement for sewer lines, storm drainage facilities and lift station granted to Crossmann Communities of Tennessee, LLC of record in Instrument No. 20000906-0088271;
- Easement for 6 inch force main sewer line granted to Crossmann Communities of Tennessee, LLC of record in Instrument No. 20000906-0088272;
- Easement for sanitary sewer and/or storm drainage granted to Metropolitan Government of Nashville and Davidson County record in Instrument No. 20001030-0107415;
- Charter of The Villages of Long Hunter of record in Instrument No. 20010531-0056381;
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **7367 Ole Nottingham Drive, Antioch, Tennessee 37013**.

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; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this the 28th DAY OF AUGUST, 2014.

Meghan A. Perrone Tuohy

Henry Tuohy

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MEGHAN A. PERRONE TUOHY and HENRY TUOHY, the within named bargainor, 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, this the 28th of August, 2014.

Notary Public
My Commission Expires: 3-6-18
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212