Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $195,000.00

Affiant

Subscribed and sworn to before me, this 26th day of September, 2014.

Notary Public
My commission expires: January 11, 2017

STEPHANIE MCPEAKE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

02-1408-49169

Address of New Owner:	Send Tax Bills to:	Tax Information
Mary Lou Zaino 3056 Cody Hill Road Nashville TN 37211	New Owner	172-12-0-B-330.00-CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Jessica Hartness Rousseau fka Jessica Hartness, married, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Mary Lou Zaino and Sandra L. Hope, tenants in common with rights of survivorship, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being Lot No. 235, on the Plan of Section Fourteen, Bradford Hills, of record in Book 7900, Page 739, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Jessica Hartness, unmarried by deed from Sheila J. Kersey, unmarried, dated January 27, 2012, recorded January 31, 2012, of record in Instrument No. 20120131-0008755, Register's Office for Davidson County, Tennessee.

Jon A. Rousseau, spouse of vested owner, joins in the execution of this instrument to convey any marital interest he may have in subject property.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 3056 Cody Hill Road, 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 Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

BILL GARRETT, Davidson County
Trans:T20140072772 DEEDWARR
Recvd: 09/29/14 10:29 2 pgs
Fees:13.00 Taxes:721.50
20140929-0089295

WITNESS my hand this 26th day of September, 2014.

Jessica Hartness Rousseau

Jessica Hartness Rousseau

Jon A. Rousseau

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Jessica Hartness Rousseau and Jon A. Rousseau, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Brentwood, TN, this 26th day of September, 2014.

Notary Public
State of Tennessee at Large

My Commission expires
12/27/17

