NEW OWNER:
LAUREN N. LEE
233 BUCK RUN DR
NASHVILLE, TN 37214

SEND TAX BILLS TO:
Franklin American Mortgage Co.
501 Corporate Centre Dr., Ste. 400
Franklin, TN 37064

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave.
Lebanon, TN 37087

FILE NO: 15-0203

Map & Parcel No.: 122010A36200CO

Space for Recorder's stamp

BILL GARRETT, Davidson County
Trans:T20150026585 DEEDWARR
Recvd: 04/09/15 12:43 3 pgs
Fees:18.00 Taxes:414.40
20150409-0031316

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **One Hundred Twelve Thousand and 00/100 Dollars ($112,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **CHRISTOPHER D. JACKSON** ("Grantor") has this day bargained and sold and by these presents do hereby transfer and convey unto **LAUREN N. LEE, unmarried**, ("Grantee"), her heirs and assigns, forever, the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

Land located in DAVIDSON County, Tennessee, and being known and designated as all of Unit No. 29 in Woodland Point, Phase 9, a Private Element Horizontal Property Regime (being the Townhome Area at Woodland Point), located on Buck Run Drive, Nashville, Davidson County, Tennessee, and described in Declaration of Covenants, Conditions and Restrictions for Woodland Point Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20001011-0101044, Register's Office for Davidson County, Tennessee (the "Original Declaration"), amended by First Supplementary Declaration of Covenants, Conditions and Restrictions of Woodland Point Townhomes, of record in Instrument No. 20020725-0089575, said Register's Office (the "First Supplement", the First Supplement and the Original Declaration being collectively referred to as the "Declaration"), to which specific reference is hereby made for a more particular description of said property.

Being the same property conveyed to CHRISTOPHER D. JACKSON, unmarried by Warranty Deed from Ole South Properties, Inc., dated April 3, 2003, and of record in Instrument No. 20030410-0047872, Register's Office for DAVIDSON County, Tennessee.

THIS IS IMPROVED PROPERTY more commonly known as 233 BUCK RUN DR, NASHVILLE, TN 37214.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, her heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Instrument No. 20001011-0101044, as amended in Instrument No. 20020725-0089575, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

WITNESS OUR SIGNATURE hereto this 7th day of April, 2015.

CHRISTOPHER D. JACKSON

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **CHRISTOPHER D. JACKSON**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 7th day of April, 2015.

NOTARY PUBLIC

My commission expires: 10/18/15

GREGORY S. GILL
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

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The actual consideration or value, whichever is greater, for this transfer is $112,000.00.

Lauren N Lee
AFFIANT

Sworn to and subscribed to before me this 7th day of April, 2015.

Gail Hudson
NOTARY PUBLIC

My commission expires: 1-23-2016

GAIL HUDSON
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 01-23-2016