WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150043088 DEEDWARR
Recvd: 06/02/15 14:35 2 pgs
Fees:13.00 Taxes:887.96
20150602-0051290

B-KW-15-1004

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $239,990.00.

Lealani M. Acosta
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF MAY, 2015.

Megan Paulus
Notary Public

MY COMMISSION EXPIRES: 1-9-16
(AFFIX SEAL)

MEGAN PAULUS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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)
Lealani M. Acosta	**Franklin American Mortgage Company**	
(NAME) **1004 Wellmoor Court**	(NAME) **501 Corporate Centre Drive**	**114070B11700CO**
(ADDRESS) **Nashville, TN 37221**	(ADDRESS) **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 **NATHAN LEE JACKSON AND WIFE, STEPHANIE ARVESSA JACKSON,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **LEALANI M. ACOSTA, A MARRIED 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 No. 106 on the Plan of Section Five, Westchase R20 Residential P.U.D. of record in No. 20041215-0149127, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Nathan Lee Jackson and wife, Stephanie Arvessa Jackson by Warranty deed from Anthony Folk of record in Instrument No. 20090724-0069850 Register's Office for Davidson County, Tennessee, dated July 17, 2009 and recorded on July 24, 2009.

This conveyance is subject to:
- Taxes for the year 2015 a lien, not yet due and payable.
- Subject to all matters shown on the Plan of record as Instrument Number 20041215-0149127, Register's Office of Davidson County, Tennessee.
- Subject to all matters shown on the PUD Boundary Plan of record in Plat Book 9700, Page 521, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20021126-0146387, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons
- Quitclaim Deed to HOA of record in Instrument Number 20060921-0117333, in the Register's Office for DavidsonCounty, Tennessee.
- 100- TVA Easement of record in Book 751, Page 374, Book 787, Page 13, and Book 787, Page 14, and as shown on survey of H&H land Surveying, Inc., dated July 24, 1997, last revised May 07, 1998, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easements for Sanitary Sewer of record in Book 5222, Page 720, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Sewer Line Easement of record in Instrument Number 20021028-0131574, in the Register's Office for DavidsonCounty, Tennessee.
- Agreement for Dedication of Easements for Public Utilities of record in Book 8626, Page 852, and Instrument No. 20021104-0134795, in the Register's Office for Davidson County, Tennessee.
- Rights of Ingress and Egress to and from a family cemetery as set forth in Section 3 Agreement of record in Book 2484, Page 315, in the Register's Office for Davidson County, Tennessee.
- Outconveyance to Karl E. Haury, Jr. of record in Instrument Number 20021028-0131572, in the Register's Office for DavidsonCounty, Tennessee.
- Subject to rights of others in and to the common areas and/or elements.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1004 Wellmoor Court , Nashville, Tennessee 37221**.

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 MAY, 2015.

Nathan Lee Jackson by John Gleaves,
Attorney in Fact

Stephanie Arvessa Jackson by John Gleaves,
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN GLEAVES, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of NATHAN LEE JACKSON AND STEPHANIE ARVESSA JACKSON, and who acknowledged he/she/they executed the same as the free act and deed of the said NATHAN LEE JACKSON AND STEPHANIE ARVESSA JACKSON.

Witness my hand and official seal, this the 28th of May, 2015.

Notary Public
My Commission Expires: _____
(SEAL)



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