BOX 1

WARRANTY DEED

BOOK 11156 PAGE 757

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $[illegible].00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24TH DAY OF SEPTEMBER, 1998.

Notary Public

MY COMMISSION EXPIRES: February 19, 2002

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE
My Commission Expires 2-19-2002

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title and Escrow Co., 2711 Murfreesboro Road, Suite 200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Melissa L. Smith	**Guaranty Trust Company**	**96-11-A11**
(NAME)	(NAME)	
428 Stewarts Ferry Pike	**640 Broadmor, #100**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	**Murfreesboro, TN 37129**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **J.D. Jernigan, Sr. Family Trust**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Melissa L. Smith, unmarried**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Unit B-3, Hickory Place Condominiums, of record in Master Deed of record in Book 6472, Page 534, and referred to as Exhibit "A" found at page 682, said re-recorded Book. Unit B-3 being part of the Unit Plan for Phase I, Section I, Hickory Place Condominiums, of record in Plat Book 6250, Page 228; all references of record in the Register of Deeds Office for Davidson County, Tennessee.

Being the same property conveyed to J.D. Jernigan, Sr. Family Trust by deed of record in Book 9854, Page 512, Register's Office for County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐
This is improved ☒ property, known as **428 Stewarts Ferry Pike, Nashville, TN 37214**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 and assigns forever; and we do covenant with the said GRANTEES 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 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.

0500006
IDENTIFICATION REFERENCE

98 OCT 15 AM 9:42
REGISTER
DAVIDSON COUNTY, TN.

3676 10/15 0101 03CHECK 233.37

Witness **our hands** this **24th day of September, 1998**.

Lee Marvin Jernigan
Lee Marvin Jernigan, Trustee

James E. Agee
James E. Agee, Trustee

J.D. Jernigan, Sr. Family Trust

Sara Kate Jennings
Sara Kate Jennings, Trustee

STATE OF TENNESSEE COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Lee Marvin Jernigan & Sara Kate Jennings. James E. Agee, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Trustee, of the J.D. Jernigan, Sr. Family Trust. Trust, a ~~corporation~~ Trust Investment, and that he as such Trustee executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself/herself as Trustee.

Witness my hand official seal at Antioch, Tennessee this 24th day of September, 1998.

Commission expires: 2/19/2002

ANGELA M. LAY
NOTARY PUBLIC
AT LARGE
DAVIDSON CO., TN

Angela M. Lay
notary public

My Commission Expires 2-19-2002

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR
PRINTING FOR THIS DOCUMENT
UNSATISFACTORY WHEN RECEIVED

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11156 PAGE 759

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED
CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE
MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			CAMT	60100.00
			CON TX	222.37
			PRFEE	1.00
			WDEED	8.00
			CFEE	2.00
			TOTAL	233.37
			CHECK	233.37

10/15/98 01 09:43 0001 3676

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0500006
IDENTIF. & REFERENCE

98 OCT 15 AM 9:42
REGISTER
DAVIDSON COUNTY, TN.

No. 1358907