STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $239,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE.

Notary Public

MY COMMISSION EXPIRES: 3/10/2003

(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 07/19/02 08:52 2pgs
Fees:13.00 Taxes:884.30
20020719-0087017

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
Lehman Land Title, Inc., 6 Cadillac Drive, Suite 190, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brian Jernigan		130-5-96
(NAME) 127 Taggart Avenue	(NAME) SAME	
(ADDRESS) Nashville, TN 37205	(ADDRESS)	
(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,

PANSIE K. MCLERRAN AND JANE B. CANTRELL AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

BRIAN JERNIGAN,

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:

TRACT NO. 1

Land in Davidson County, Tennessee, being Lot No. 11, Block "F" on the 2nd Revised Plan Highlands of Belle Meade Blocks E,F,G,H and K, of record in Book 1130, Page 71 and 72, Register's Office for said County, to which plan reference is hereby made for a more complete legal description.

TRACT NO. 2

Land in Davidson County, Tennessee, being the Easterly one-half of Cross Hill Road adjoining the Westerly lot line of Lot No. 11 of Block "F" on the Map of the Second Revised Plan, Highlands at Belle Meade, No. 2 of record in Book 1130, pages 71 and 72, Register's Office for Davidson County, Tennessee.

Being a portion of said 50 foot abandoned by Ordinance No. 093-739 of the Council of the Metropolitan Government of Nashville and Davidson County.

Being the same property conveyed to Pansie K. McLerran and Jane B. Cantrell as joint tenants with right of survivorship by deed from Pansie K. McLerran and Jane B. Cantrell of record in Book 9924, Page 67, Register's Office for Davidson County, TN. Due to a scrivernor's error the name of Grantee in deed book 9924, page 67 was incorrectly reflected. The Name should have read as Ponsie K. McLerran and Jane B. Cantrell as joint tenants with right of survivorship.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 127 Taggart Avenue, Nashville, TN

(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.

Witness my/our hand(s) this.

Pansie K. McLerran

Jane B. Cantrell

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Pansie K. McLerran, the bargainor(s), 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 at Brentwood, Tennessee this

Commission expires: 3/10/2003

NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENNESSEE

Notary Public

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jane B. Cantrell, the bargainor(s), 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 at Brentwood, Tennessee this

Commission expires: 3/10/2003

NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENNESSEE

Notary Public