WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/17/05 12:26 2 pgs
Fees:13.00 Taxes:462.50

20050217-0018185

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $125,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of February, 2005.

Notary Public

My Commission Expires 1/28/06

MY COMMISSION EXPIRES: .
(AFFIX SEAL)

Return to

THIS INSTRUMENT WAS PREPARED BY
Southern Title, LLC, 379 East Main Street
Hendersonville, Tennessee 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Zebbie Carney	Zebbie Carney	
(NAME)	(NAME)	84-9-10
805 Beth Drive	805 Beth Rd.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Nashville, TN 37206	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20050357

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **we, William A. Jennings,Jr. and wife Sandra D. Jennings**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Zebbie Carney**, hereinafter called the GRANTEE, **his/her** heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit. :

SEE ATTACHED EXHIBIT A

unimproved ☐

This is improved ☒ property, known as 805 Beth Rd., Nashville, TN 37206

(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 GRANTEE, his/her heirs and assigns forever; and we do covenant with the said GRANTEE 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, his/her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness our hands this 15th day of February, 2005.

William A. Jennings ,Jr.

Sandra D. Jennings

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within William A. Jennings ,Jr.and wife Sandra D. Jennings, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that William A. Jennings ,Jr .and wife Sandra D. Jennings executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Madison, Tennessee this 15th day of February, 2005.

Commission expires: 1/28/06

Notary Public

My Commission Expires 1/28/06

File No.: 1015013

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 20 on the Plan of East Towne Section 1, of record in Book 3700, Page 147, of the Register's Office for said County, to which plan reference is hereby made for a more complete and detailed description of said lot.

Property commonly known as: 805 Beth Dr., Nashville, Davidson Co., TN 37206

BEING all of the same property conveyed to William A. Jennings Jr. and wife, Sandra D. Jennings by Quitclaim Deed from Sandra D. Williams, dated February 23, 1988 and filed of record in Book 7475, Page 836, Register's Office for Davidson County, Tennessee.