File No. 251100572

WARRANTY DEED

PATRICIA G. HODGES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 24, 2008

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $145,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF NOVEMBER, 2005.

Notary Public

MY COMMISSION EXPIRES: 5/24/08
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney
Southern Title Services
613 Potomac Place, Suite 201
Smyrna, TN 37167

Davidson County DEEDWARR
Recvd: 01/03/06 16:10 2 pgs
Fees:13.00 Taxes:536.50
20060103-0000722

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James A. McCroskey	James A. McCroskey	085-07-0-123.00
(NAME)	(NAME)	
203 Jenry Court	203 Jenry Ct	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Nashville TN 37214	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, I, **Jean M. Chesley (formerly known as Jean M. Sumner)**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **James A. McCroskey and Caron D. McCroskey**, 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:

Land in Davidson County, Tennessee, being Lot No. 261 on the Plan of Section Four, Stanford Country Club Estates, as of record in Plat Book 2900, Pages 83 and 84, Register's Office for Davidson County, Tennessee, and described as follows:

Beginning at a point in the northerly margin of Jenry Court at the corner of Lots 260 and 261; thence, with the line between said lots, Northwesterly 150.26 feet to a point; thence, Northeasterly 193 feet to a point; thence, Southeasterly 177.95 feet to a corner of Lot No. 262; thence, with the line between Lots 261 and 262, Southwesterly 190.43 feet to the margin of Jenry Court; thence, with the margin of the same, Westerly around a slight curve, 39.63 feet to the point of beginning.

Being the same property conveyed to Clyde M. Sumner, Jr. and wife, Jean M. Sumner by Warranty Deed dated December 20, 1996 of record in Book 10302, Page 731, and being all of the same property further conveyed to Jean M. Sumner by Final Decree of Absolute Divorce dated December 1, 2003 of record in Instrument No. 20040116-0006788, Register's Office for Davidson County, Tennessee. The said Jean M. Sumner is now known as Jean M. Chesley.

Restrictive Covenants of record in Book 3066, Page 219; all matters shown on plat of record in Plat Book 2900, Pages 83 and 84, all in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 203 Jenry Court, 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 I do covenant with the said GRANTEES that I am 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 I do further covenant and bind myself, my 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 hand this 28th day of November, 2005.

Jean M. Chesley
Jean M. Chesley

STATE OF TENNESSEE

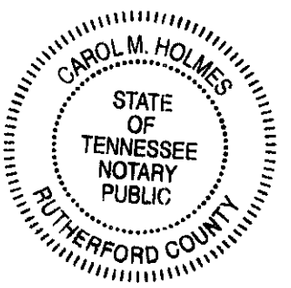
COUNTY OF RUTHERFORD

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Jean M. Chesley the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that she executed the within instrument for the purposes therein contained.

Witness my hand at office this 28th day of November, 2005.

Commission expires: June 22, 2008

Carol M. Holmes — Notary Public



File Number: [redacted]0572

RETURN TO:

Southern Title Services
613 Potomac Place, Suite 201
Smyrna, TN 37167