WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/30/06 10:25 2 pgs
Fees:13.00 Taxes:717.80

20060530-0062885

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $194,000.00

Natasha Bilbrey
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF MAY, 2006.

Notary Public

MY COMMISSION EXPIRES: 12/27/09
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
HomePlace Title, LLC
5560 Franklin Pike Circle
Suite 101
Brentwood, Tennessee 37027

H. ANTHONY DUNCAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

20060101

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John D. Bauer	New Owner	173-09-0-A 317.00CO
(NAME)	(NAME)	
1010 Loxley Drive		
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37211		
(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, I, **Carlene Jennings**,* HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **John D. Bauer***, HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 253 on the Plan of Phase Four, Lenox Village, of record in Instrument No. 20040806-0094784, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description.

Being the same property conveyed to Carlene Jennings, an unmarried woman, by deed dated April 14, 2005 from Regent Homes, LLC, a Tennessee Limited Liability Company, of record as Instrument No. 20050419-0043417, Register's Office for Davidson County, Tennessee. By Quitclaim Deed of record in Instrument No. 20050419-0043420, said Register's Office, Carlene Jennings conveyed subject property to Carlene Jennings, an unmarried woman and Barbara Whittaker, a married woman, as joint tenants with right of survivorship. By Quitclaim Deed of record in Instrument No. 20051121-0140185, said Register's Office, Carlene Jennings conveyed all of her right, title and interest in subject property to Barbara Whittaker. By Quitclaim Deed of record in Instrument No. * , said Register's Office, Barbara J. Whittaker conveyed all of her right, title and interest in subject property to Carlene Jennings.

*20060530.0062884

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 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 government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 1010 Loxley Drive, Nashville, TN 37211
(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 heirs and assigns forever; and I do covenant with the said GRANTEE 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 GRANTEE, her 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.

*unmarried

Witness my hand this 26th day of May, 2006.

Carlene Jennings

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 Carlene Jennings the bargainor (s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 26th day of May, 2006.

Notary Public

Commission expires:

DAWN D. CHASE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires April 20, 2010

RETURN TO:

~~HomePlace Title, LLC~~
~~5560 Franklin Pike Circle~~
~~Suite 101~~
~~Brentwood, Tennessee 37027~~

Southern Title Service
124 First Avenue South
Suite 102
Franklin, TN 37064