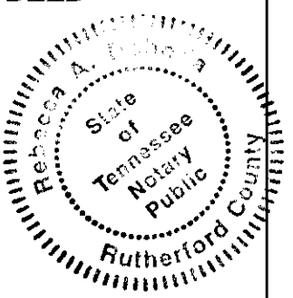
File No. 280700604

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $958,445.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23RD DAY OF JULY, 2008.

Notary Public

MY COMMISSION EXPIRES: June 3, 2012.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney
Southern Title Services
1535 W. Northfield Blvd., Suite 16
Murfreesboro, TN 37129

Davidson County DEEDWARR
Recvd: 07/31/08 10:37 2 pgs
Fees:13.00 Taxes:3546.25

20080731-0078486

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Stephen T. Jennings	Same	130-09-0-091.00
(NAME) 125 Clydelan Court	(NAME)	
(ADDRESS) Nashville, TN 37205	(ADDRESS)	
(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, We, **Michael G. Shears Co. Inc., A Tennessee Corporation**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Stephen T. Jennings and wife, Jessica Waldron Jennings**, 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. 1, Anderson Court Subdivision, as shown on plat of record in Plat Book 2083, Page 28, in the Register's Office, Davidson County, TN, to which plat reference is hereby made for a more complete description of said property.

BEING the same property conveyed to Devyani Sanders and husband Dale Shimko by Quit Claim Deed from Devyani Sanders, married of record in Book 11517, Page 24 on June 2, 1999 and filed for record on June 7, 1999, Register's Office for Davidson County, Tennessee.

ALSO BEING the same property conveyed to Michael G. Shears Company Inc. a Tennessee Corporation by Warranty Deed from Devyani Sanders and husband Dale Shimko aka Dale W. Shimko of record in Instrument 200706290077865 on June 27, 2007 and filed for record on June 29, 2007, Register's Office for Davidson County, Tennessee.

Subject to all matters as set forth per Plat Book 2083, Page 28, Register's Office of 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 125 Clydelan Court, Nashville, TN 37205
(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 our hands this 23rd day of July, 2008.

Michael G. Shears Co. Inc., A Tennessee Corporation

By: _____

Michael G. Shears, President

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Before me, the undersigned Notary Public, of the state and county aforesaid, personally appeared Michael G. Shears Co., Inc. A Tennessee Corporation, 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 President of Michael G. Shears Co., Inc. A Tennessee Corporation, the within named bargainor, a corporation, and that he as such President, as duly authorized executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as President.

Witness my hand at office this 23rd day of July, 2008.

Commission expires: June 3, 2012

_____

Rebecca A. Dohoda Notary Public

Rebecca A. Dohoda Notary Public State of Tennessee Rutherford County

File Number: 280700604

RETURN TO:

Southern Title Services
1535 W. Northfield Blvd., Suite 16
Murfreesboro, TN 37129