22028-8

Return To: John T. Cook, P.C.

Box 14A

BILL GARRETT, Davidson County
Trans:T20090046040 DEEDWARR
Recvd: 07/09/09 09:47 2 pgs
Fees:13.00 Taxes:986.05
20090709-0064033

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $266,500.00

Meredith Brown
Affiant

Subscribed and sworn to before me, this 6th day of July, 2009.

Jenna Willms
Notary Public

My commission expires: 10/17/09

JENNA WILLMS STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY, TENN.

THIS INSTRUMENT PREPARED BY
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Jack Skinner **Stephanie Skinner**	**Renasant Bank**	**Map 103, Group 10-0, Parcel 015.00**
740 Branch Creek Road	**2001 Park Place North, Suite 650**	
Nashville, TN 37209	**Birmingham, AL 35203**	

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 ACKNOWLEDGE, WE,

Amy Michelle Ewing, now Janes, a married person

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

Jack Skinner and Stephanie Skinner, husband and wife

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. 34 on the Plan of Brookside Courts, Addition No. 3 of record in Book 1835, page 107, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description thereof.

Being the same property conveyed to Amy Michelle Ewing, by Warranty Deed, from David William Smith and wife, Denise Marie Smith, of record in Book 10135, page 574, Dated July 15, 1996, Register's Office for Davidson County, Tennessee. Amy Michelle Ewing has since married and is now known as Amy Janes.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 1835, page 107, Register's Office for DAVIDSON County, Tennessee.
Driveway Easements of record in Book 5268, page 676, Book 5279, page 754 and Book 5793, page 677, Register's Office for DAVIDSON County, Tennessee.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 740 Branch Creek Road, Nashville, TN 37209.

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 that we are lawfully seized and possessed of said land in fee simple, have

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 6th day of July, 2009.

Amy Michele Ewing Janes

Amy Michele Ewing Janes

**Jeffrey C. Janes, spouse of Amy Michele Ewing Janes, joins in the execution of this instrument for the purpose of conveying his/her marital interests, if any, in subject property.

Jeffrey C. Janes

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public of said County and State, Jeffrey C. Janes and Amy Michele Ewing Janes , the within named grantors, with whom I am personally acquainted (or who proved to me their identity 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, at office, this 2nd day of July, 2009.

A. Scott Hubbard

Notary Public

My Commission Expires: 2-19-13

A. SCOTT HUBBARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

File #: **09687-KS**
RECORD & RETURN TO: Prepared By:
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, TN 37027