WARRANTY DEED

RETURN TO
GREATER NASHVILLE
TITLE & CLOSING CO.
200 MADISON STREET
MADISON, TN 37115

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $60,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 1st day of March, 2010.

Notary Public

MY COMMISSION EXPIRES: ~~March 28, 2013~~ July 2, 2013

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

DEANIE L. GREGORY, ATTY. **THIS INSTRUMENT WAS PREPARED BY**
Greater Nashville Title and Closing Company, 200 Madison Street, Madison, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
J. Seth Jennings	J. Seth Jennings	06115013700
(NAME)	(NAME)	
940 Gale Lane, Apt. 123	940 Gale Lane, Apt. 123	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204	Nashville, TN 37204	
(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, WE, Aubrey Hiam, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO J. Seth 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. 75, Block D, on the Map of the Re-Subdivision of Sunnymeade, of record in Book 974, Pages 56 and 57 in the Register's Office for Davidson County, Tennessee, as follows:

Said Lot No. 75 fronts 50 feet on the northerly side of Sunnymeade Avenue and extends back between parallel lines 140 feet to the southerly line of Lot No. 11 of said Subdivision, measuring 50 feet thereon.

Being the same property conveyed to Aubrey Hiam by Substitute Trustee's Deed from Patrick A. Taggart as Substitute Trustee which deed is of record as Instrument No. 20100223-0013670 in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO PROPERTY TAXES FOR 2010 AND SUBSEQUENT YEARS; FURTHER SUBJECT TO NOTES, EASEMENTS, BUILDING SETBACK LINES, ETC., IF ANY, AS MAY BE SET FORTH ON THE MAP OF THE RE-SUBDIVISION OF SUNNYMEADE, BLOCK D, OF RECORD IN BOOK 974, PAGES 56 AND 57 IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; FURTHER SUBJECT TO AGREEMENT FOR EASEMENT FOR SANITARY SEWERS AND/OR STORM DRAINAGE IN FAVOR OF METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, TENNESSEE OF RECORD IN BOOK 4286, PAGE 740, SAID REGISTER'S OFFICE.

unimproved ☐

This is improved ☑ property, known as 1219 Sunnymeade Drive, Nashville, TN 37216
(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 my hand this 1st day of March, 2010.

Aubrey Hiam

BILL GARRETT, Davidson County
Trans:T20100012477 DEEDWARR
Recvd: 03/03/10 09:42 2 pgs
Fees:13.00 Taxes:222.00

20100303-0016139

File No.: 2010-0072
TN Warranty Deed

STATE OF TENNESSEE

COUNTY OF Davidson

On this 1st day of March, 2010, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Aubrey Hiam**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:
March 20, 2010

Notary Public, Deanna L. Gregory

DEANNA L. GREGORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY