WARRANTY DEED

REAGAN E. DUNPHY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.
My Commission Expires JAN 6, 2014

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $170,000.00.

Affiant

Subscribed and sworn to before me this 6 day of Dec, 2010

Notary Public
My Commission expires: Jan 6, 2014
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
J. Seth Jennings	SAME	160-03-0-009.00
3812 Park Avenue		
Nashville, TN 37209		

Davidson County DEEDWARR
Recvd: 12/07/10 13:07 2 pgs
Fees:13.00 Taxes:629.00
20101207-0097430

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Ted W. Loftin, Executor of The Estate of Geneva Brown Loftin** hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **J. Seth Jennings and William H. Smallman**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 89 on the plan of Haileywood Estates, Section V, of record in Book 2330, page 74, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lot No. 89 fronts 90 feet on the southerly side of Oakley Drive, and extends back between lines, 230 feet on the westerly line and 236.5 feet on the easterly line to a dead line in the rear on which it measures 113.7 feet.

Being the same property conveyed to Thomas A. Loftin and wife, Geneva B. Loftin, by deed from Malcolm P. Young and wife, Annie Love Young, on February 22, 2057, of record in Book 2639, page 527, Register's Office for Davidson County, Tennessee. The said Thomas A. Loftin having died leaving property to Geneva B. Loftin by right of survivorship. Geneva B. Loftin having died testate on July 25, 2010, a resident of Davidson County, Tennessee, and her Last Will and Testament was admitted to probate on August 23, 2010 at Cause No. 10P-1343. Ted W. Loftin qualified as Executor of the Estate of Geneva B. Loftin, and does hereby execute this deed pursuant to the authority granted to them pursuant to the aforesaid will.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Subject to all matters as shown on the Plan of record in Book 2330, page 74, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 2493, page 500, Register's Office for Davidson County, Tennessee.

This is improved property known as: **633 Oakley Drive, Nashville, TN 37220**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 December 6, 2010.

The Estate of Geneva Brown Loftin

Ted W. Loftin
By Ted W. Loftin, Executor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Ted W. Loftin, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this December 6, 2010

My commission expires 8/23/11

Notary Public

HAL E. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Hal Wilson, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 8/23/11

HAL E. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY