WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110016891 DEEDWARR
Recvd: 03/22/11 15:20 2 pgs
Fees:13.00 Taxes:7030.00
20110322-0022392

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$1,900,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF MARCH, 2011.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

ROBERT L. SCRUGGS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAY 6, 2013

THIS INSTRUMENT WAS PREPARED BY
Robert L. Scruggs, Attorney, 2525 21st Avenue South, 2nd Floor, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mark E. Morrison, Trustee	**Same as New Owner**	
(NAME)	(NAME)	
323 Union Street, Suite 400		**Map 116-15**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37201		**Parcel 21**
(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, **EDDIE D. JERNIGAN AND WIFE, JENNIFER JERNIGAN** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MARK E. MORRISON, TRUSTEE,** 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. 6 on the Plan of Jackson Estates, of record in Plat Book 6900, page 107, said Register's Office.

SAID Lot No. 6 fronts 211.01 feet on the westerly margin of Westview Avenue and extends back 403.0 feet on the northerly line and 398.48 feet on the southerly line to a dead line in the rear, measuring 263.51 feet thereon.

Being the same property conveyed to Eddie D. Jernigan and spouse, Jennifer Jernigan by deed from Houston W. White and spouse, Debra L. White, filed for record August 4, 1998 in Book 11051, page 495, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: (a) 2011 real property taxes have been prorated and assumed by the grantee(s); (b) all matters appearing on the plan of record in Book 6900, page 107, said Register's Office; (c) Tree location Plat of record in Plat Book 6900, page 108, said Register's Office; and (D) Easement to Southern Bell Telephone and Telegraph, of record in Book 1221, page 378, as modified in Book 4603, page 107, said Register's Office.

unimproved ☐

This is improved ☒ property, known as **505 Westview Avenue, 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 22nd day of March, 2011.

Eddie D. Jernigan
By: Robert L. Scruggs, Atty in Fact
Eddie D. Jernigan
By: Robert L. Scruggs, Attorney in Fact

Jennifer Jernigan

ACKNOWLEDGMENT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 22nd day of March, 2011, personally appeared before me, the undersigned, of said County, **Jennifer Jernigan**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 22nd day of March, 2011.

Commission expires: _____

PAM McBROOM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 20, 2014

Pam McBroom
Notary Public

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this **22nd day of March**, before me personally, **Robert L. Scruggs**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of **Eddie D. Jernigan** and acknowledged that he executed the same as the free act and deed on behalf of **Eddie D. Jernigan.**

Witness my hand and seal this 22nd day of March, 2011.

My commission expires: _____

PAM McBROOM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 20, 2014

Pam McBroom
Notary Public