BILL GARRETT, Davidson County
Trans:T20110073299 DEEDWARR
Recvd: 11/18/11 15:15 2 pgs
Fees:13.00 Taxes:962.00
20111118-0090636

Prepared by:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway Suite 140
Hendersonville, TN 37075

ANGELA A. RAMSEY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires April 23, 2014

STATE OF TENNESSEE
COUNTY OF SUMNER
The actual consideration or value, whichever is greater, for this transfer is $260,000.00

Affiant

Subscribed and sworn to before me, this 14th day of November, 2011.

Notary Public
My commission expires: 4/23/2014

05-1106-65276

Address of New Owner:	Send Tax Bills to:	Tax Information
Terry Catignani	Sumner Bank & Trust	29-00-0-026
5925 Clarksville Highway	967 Grassland Place, Ste A	
Joelton TN 37080	Gallatin, TN 37066	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, John A. Jakes, Jr., unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Terry Catignani, hereinafter called the Grantees, their successors 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. 2, on the Plan of John Jakes Property, of record in Plat Instrument No. 20111028-0084069, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Together with driveway easement of record at Plat Instrument No. 20111028-0084069, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to John A. Jakes, Jr. and wife, Clara J. Jakes by deed from John J. Vidale, Rosemary Vidale Bilbra and Virginia Vidale Felts, dated June 12, 1973, recorded June 12, 1973 in Book 4717, Page 972, Register's Office for Davidson County, Tennessee. Further the same property conveyed to John A. Jakes, Jr. by Quitclaim Deed from John A. Jakes, Jr. and Clara J. Jakes, dated June 4, 1985, recorded June 4, 1985 in Book 6572, Page 467, Register's Office for Davidson County, Tennessee.

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 property is improved property known as 5925 Clarksville Highway, Joelton, TN 37080

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 14th day of November, 2011.

John A. Jakes, Jr.

STATE OF TENNESSEE
COUNTY OF ~~SUMNER~~ DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, John A. Jakes, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged he executed the within instrument for the purposes therein contained.

Witness my hand in Hendersonville, TN, this 14th day of November, 2011.

State of Tennessee at Large

My Commission expires
4/23/2014

