WARRANTY DEED

MAXINE J. RUCKER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF ~~Rutherford~~ Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $152,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of February, 2012.

Notary Public

MY COMMISSION EXPIRES: MAR 10 2012

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Memorial Title, LLC, 2630 Memorial Blvd., Ste 203, Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
KaLeel Jennings	FIFTH THIRD MORTGAGE COMPANY	176050C01500CO
(NAME)	NAME	
4757 Rockland Trail	5001 KINGSLEY DR., MD: 1MOCBQ	Davidson County DEEDWARR Recvd: 03/05/12 16:11 3 pgs Fees:18.00 Taxes:565.73
(ADDRESS)	ADDRESS	20120305-0019352
Antioch, TN 37013	CINCINNATI, OH 45227	
(CITY) (STATE) (ZIP)	CITY, STATE ZIP CODE (CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Billie Jo Josovitz**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **KaLeel Jennings and wife, Laquita Jennings**, hereinafter called the GRANTEE(S), their heirs and/or 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. 15 on the Final Plat of Waterbrooke, as of record in Instrument 200509140110516, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Billie Jo Josovitz, unmarried by Deed from Firstbank, dated 03/29/2011 and filed for record on 04/05/2011 in Instrument 201104050026116, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: 1. All matters as set forth per Instrument 200509140110516; 2. Declaration of Covenants, Conditions, Restrictions and By-laws of record in Instrument 200509290117387; 3. Storm Water Detention Agreement of record in Instrument 200408170099381; 4. Charter of record in Instrument 200509300117672; 5. Quitclaim Deed to The Homeowner's Association of record in Instrument 200610170128575, said Register's Office.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 4757 Rockland Trail, Antioch, TN 37013
(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 GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 29th day of February, 2012.

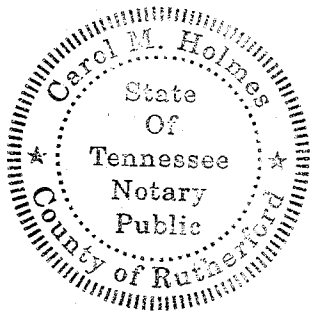
Billie Jo Josovitz

State of Tennessee
County of Rutherford

Personally appeared before me Billie Jo Josovitz, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 29th day of February, 2012.

Notary Public Carol M. Holmes
My Commission Expires: 6/3/12



RETURN TO:
Memorial Title, LLC
2630 Memorial Blvd., Ste 203
Murfreesboro, TN 37129

Certificate of Authenticity

I, Jennifer Chandler Cole, 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 Tennessee

County of Williamson

Personally appeared before me, Maxine J. Rucker, a notary public for this county and state, Jennifer Chandler Cole who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: MAR 1 0 2012.

Notary's Seal (If on paper)

MAXINE J. RUCKER NOTARY PUBLIC AT LARGE MADISON COUNTY, TENNESSEE