WARRANTY DEED

JENNIFER R. PIERCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $180,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of May, 2012.

Notary Public

MY COMMISSION EXPIRES: 1-6-14

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 695 President Place, Ste 202, Smyrna, TN 37167

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Toni Jennings	First Bank	18200001302
(NAME)	(NAME)	
4111 Elizabeth Dr.	3500 Blue Lake Dr.	
(ADDRESS)	(ADDRESS)	
Mt. Juliet, TN 37122	Birmingham, AL 35243	
(CITY) (STATE) (ZIP)	(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, **Janet M. White, unmarried** , hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Toni Jennings and Troy Jennings, wife and husband**, 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:

Tract 1:Land in Davidson County, Tennessee, being part of the "Porter Property" located on Hobson Pike and described according to a survey by John Kohl, Surveyor, dated September 23, 1968. Beginning at a point in the center of Hobson Pike, being the southwest corner of the property conveyed to Newman C. Shankle and wife, in Book 3529, page 349, Register's Office for Davidson County, Tennessee; thence with the center line of Hobson Pike, North 21 degrees 18 minutes west 100 feet; thence continuing with said center line North 26 degrees 50 minutes west 100 feet; thence continuing further with said center line north 30 degrees 35 minutes west 100 feet to a point, thence north 84 degrees 40 minutes east 415 feet to a corner post; thence south 2 degrees 35 minutes west 235 feet to a point; thence north 88 degrees west 110 feet to a point; thence south 5 degrees east 95 feet to a point; thence north 87 degrees 45 minutes west, 168 feet to the point of beginning.

Tract 2:Land in the 5th Civil District of Davidson County, Tennessee being the James F. Barnes Lot according to an unrecorded plot plan described as follows:
Beginning at a point in the center of Old Hickory Blvd. at a line adjoining the property conveyed to Fred J. Koehler of record in Book 4951, Page 507, Register's Office, thence along said line N 3 deg. E 436 feet to a point; thence westerly 110 feet to a point; thence South 8 deg. E 95 feet to a point; thence N 89 deg. W 168 feet to a point in the center of Old Hickory Blvd.; thence S 32 deg. 15' E 430 feet more or less along the center of Old Hickory Blvd. to the point of beginning, containing 1.42 acres more or less.

Tract 1: Being the same property conveyed to Harry E. White, Jr. et ux Janet M. White by Deed from Hoyt R. Brewer et ux Elizabeth R. Brewer, dated 10/17/1968 and filed for record on 10/22/1968 in Book 4280, Page 536, Register's Office for Davidson County, Tennessee. **The said Harry E. White died on December 7, 2006 leaving Janet M. White as the surviving tenant by the entireties.**

Davidson County DEEDWARR
Recvd: 05/25/12 15:34 3 pgs
Fees:18.00 Taxes:666.00
20120525-0045709

Tract 2: Being the same property conveyed to Harry E. White Jr. and wife, Janet M. White by Deed from James F. Barnes and wife, Kathryn Barnes dated 09/03/1976 and filed for record on 9/07/1976 in Book 5065, Page 606, Register's Office for Davidson County, Tennessee. **The said Harry E. White died on December 7, 2006 leaving Janet M. White as the surviving tenant by the entireties.**

This conveyance is subject to any and all existing easements and restrictions of record.

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 13820 Old Hickory Boulevard, 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 14th day of May, 2012.

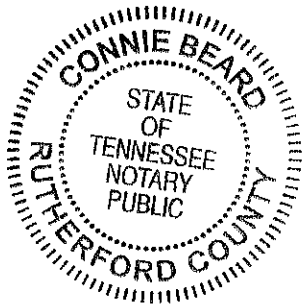
Janet M. White

State of Tennessee
County of Rutherford

Personally appeared before me Janet M. White, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 14th day of May, 2012.

Connie Beard
Notary Public
My Commission Expires: 6-17-13



RETURN TO:
Stewart Title Company Tennessee Division
695 President Place, Ste 202
Smyrna, TN 37167

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: 1-6-2015

CARL E. DUNPHY II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Carl E. Dunphy II
My Commission Expires
1-6-2015
STATE OF TENNESSEE