WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120045715 DEEDWARR
Recvd: 06/20/12 15:43 2 pgs
Fees:13.00 Taxes:817.70

20120620-0054241

RACHELLE CAUDILL NOTARY PUBLIC TENNESSEE DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $221,000.00.

Affiant

Subscribed and sworn to before me this 18th day of June, 2012

Notary Public
My Commission expires: 9/22/14
(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:
Jonathan Davis	Regions Bank	118-05-0-A-017.00CO
940 Gale Lane, #123	2050 Parkway Office Ciricle	
Nashville, TN 37204	Birmingham, AL 35244	

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, **J. Seth Jennings**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Jonanthan A. Davis and wife, Rebekah O. Sherling Davis**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Lindsay Jennings joins in this conveyance to convey any and all marital rights she may have in and to said property.

Land in Davidson County, Tennessee, being a certain building site or lot, designated as No. 5-D, and further identified as parcel No. 17 on the property map no. 118-5-A, as shown on the revised plan of St. Martin Square, n/k/a 12 South Towers, P.U.D. as of record in Book 4460, page 186, as amended by amendment of record in Instrument Number 20031107-0163683, Register's office for said County, to which said plan reference is here made for a more complete legal description of said lot.

Being the same property conveyed to JSJ Investments, LLC, from Bradley Kuykendall, unmarried, by deed on March 4, 2008, of record in Instrument Number 20080305-0022026, Register's Office for Davidson County, Tennessee. And further conveyed to J. Seth Jennings by Quitclaim deed from JSJ Investments, LLC of record in Instrument Number 20080328-0031402, said Register's Office.

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 4460, page 186, as amended in Instrument Number 20031107-0163683, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 4611, page 682, Register's Office for Davidson County, Tennessee.
- By-Laws of record in Instrument Number 19991230-0308948, Register's Office for Davidson County, Tennessee.
- Homeowners Association Charter of record in Book 4711, page 48, as amended in Instrument Number 20031107-0163682, Register's Office for Davidson County, Tennessee.
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This is improved property known as: 940 Gale Lane, #123, Nashville, TN 37204

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 June 15, 2012.

J. Seth Jennings

Lindsay Lane Jennings

Lindsay Jennings

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **J. Seth Jennings and Lindsay Jennings,** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this June 15, 2012

My commission expires 7/6/15

Notary Public

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY