	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $369,900.00. Lindsey G. Boswell Affiant Subscribed and sworn to before me this the 24th day of August, 2012. John Cobb Rochford Notary Public My commission expires: 1/6/2015

THIS INSTRUMENT WAS PREPARED BY
Windmill Title, LLC
7103 Bakers Bridge Ave., Ste 103
Brentwood, TN 37027
Phone: (615) 613-0483

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/27/12 13:23 3 pgs
Fees:18.00 Taxes:1368.63
20120827-0076953

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Andrew Jennings	Pinnacle National Bank	**104-11-0-090.00**
1906 Natchez Trace	150 3rd Avenue South, Ste. 900	
Nashville, TN 37212	Nashville, TN 37201	

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, WE,

Stephen E. Farner, married

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Andrew Jennings and Trinita Jennings, husband and wife

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 TRACT NO. 2 ON THE UNRECORDED PLAN OF JOHN U. WILSON'S SUBDIVISION OF THE WEST PART OF LOT NO. 1 OF THE L. A. BAUMAN PROPERTY, WHICH BAUMAN PROPERTY, AS TO STREETS AND ALLEYS, IS SHOWN ON THE PLAN OF STOKES AND MARSHALL'S SUBDIVISION OF RECORD IN BOOK 332, PAGE 105, OF THE REGISTER'S OFFICE FOR SAID COUNTY AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE EASTERLY MARGIN OF NATCHEZ TRACE, FORMERLY 28TH AVENUE SOUTH, 61 FEET MORE OR LESS NORTH OF THE NORTHERLY MARGIN OF JONES AVENUE, BEING THE COMMON CORNER OF TRACTS 1 AND 2; THENCE WITH THE LINE BETWEEN SAID TRACTS 1 AND 2, EASTERLY 120 FEET MORE OR LESS TO A POINT IN THE WESTERLY LINE OF TRACT 4; THENCE WITH THE WESTERLY LINE OF THE SAME NORTHERLY 51 FEET MORE OR LESS TO THE COMMON CORNER OF TRACTS 2 AND 3; THENCE WITH THE LINE BETWEEN TRACTS 2 AND 3 WESTERLY 120 FEET MORE OR LESS TO THE EASTERLY MARGIN OF NATCHEZ TRACE; THENCE WITH THE MARGIN OF THE SAME SOUTHERLY 51 FEET MORE OR LESS TO THE POINT OF BEGINNING.

Being the same property conveyed to Stephen E. Farner, unmarried by Deed from Mary Raum Askew Potts and Lynn Moore Askew Metzler and Joseph Chase Moss of record at Instrument No. 20061013-0127351, Register's Office for Davidson County, Tennessee, dated October 11, 2006. Also see the Estate of Will Andrew Rains, Davidson County Probate file # 06P-1403.

- Kim St. Onge Farner, spouse of Stephen E. Farner, joins in this conveyance to convey her marital interest, if any, in the property.

This conveyance is subject to all covenants, conditions, restrictions, easements, agreements, planning documents and other matters of public record in said Register's Office, all applicable governmental and zoning regulations, and a lien for taxes for the current year, which have been prorated and assumed by Grantee.

This is improved (__X__) unimproved (____) property known as 1906 Natchez Trace, Nashville, TN 37212.

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 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 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/OUR HANDS EFFECTIVE AS OF August 24, 2012:

Stephen E. Farner

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

INDIVIDUAL ACKNOWLEDGEMENT

Personally appeared before me, a Notary Public of said County and State, Stephen E. Farner, the within named Grantor(s), 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 within instrument for the purposes therein contained.

Witness my hand, at office, this the ~~28~~ 24th day of August, 2012.

My Commission Expires: 6-26-16

Notary Public

RYAN A. RAFOTH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Kim St. Onge Farner, by Stephen E. Farner, her Attorney in Fact

her attorney in fact.

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

ACKNOWLEDGEMENT FOR SIGNATURE MADE BY ATTORNEY-IN-FACT

Personally appeared before me, a Notary Public of said County and State, Stephen E. Farner, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who, upon oath, acknowledged himself/herself to be the attorney-in-fact for ~~Stephen E. Farner and~~ Kim St. Onge Farner ("Principal"), the within named grantor, and that he/she executed the within instrument for the purposes therein contained by signing his/her name on behalf of Principal as the attorney-in-fact.

Witness my hand, at office, this the 24th day of August, 2012.

My Commission Expires: 6-26-16

Notary Public

RYAN A. RAFOTH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

20120268R

Certificate of Authenticity

I, John Cobb Rochford, 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 a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Meghan G. Murphy a notary public for this county and state, John Cobb Rochford, 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: 9/9/2014

MEGHAN G. MURPHY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY