BILL GARRETT, Davidson County
Trans:T20130003479 DEEDWARR
Recvd: 01/14/13 09:49 2 pgs
Fees:13.00 Taxes:314.50
20130114-0004109

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is 85,000.00

Affiant

Subscribed and sworn to before me, this 4th day of January, 2013.

Notary Public

My commission expires:

DAVID R.A. ROETGER
TENNESSEE NOTARY PUBLIC
My Comm Exp. July 21, 2013
COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4711 TROUSDALE DRIVE, STE 120
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows: **RORY MALLON**	Send Tax Bills To: New Owner	Map-Parcel Numbers: 092080039 00
1411 CLINTON STREET	22432 Overlake ST.	
NASHVILLE, TN 37203	Saint Clair Shores, MI 48080	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

WILLIAM A JENNINGS, JR and WIFE, SANDRA JENNINGS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

RORY MALLON

HEREINAFTER CALLED THE GRANTEES, 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 the East 2 ½ feet of Lot No. 128 and the West 35 feet of Lot No. 127, on the Plan of unsold lots in West Nashville, of Samuel Watkins, deceased, of record in Book 57, Page 13, Register's Office for Davidson County, Tennessee. Said parts of said lots adjoin and front together 37 ½ feet on the South side of Clinton Street and run back between parallel lines 177 feet to an alley.

BEING the same property conveyed to William A. Jennings, Jr. and wife, Sandra Jennings, as tenants by the entirety, with right of survivorship, by Quitclaim Deed from William Jennings, dated 1/18/12 and recorded 1/24/12 in Instrument No. 20120124-0006529; and being the same property previously conveyed to William Jennings, by Warranty Deed from Malcolm W. Roberts, dated 5/5/06 and recorded 5/8/06 in Instrument No. 20060508-0053067, Register's Office for Davidson County, Tennessee.
William Jennings AND William Jennings, JR ARE ONE IN THE SAME.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (__X__) unimproved (____) property known as 1411 CLINTON STREET, NASHVILLE, TN 37203:

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 and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 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/our hand(s) this 4th day of January, 2013.

WILLIAM JENNINGS

SANDRA JENNINGS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, WILLIAM JENNINGS and SANDRA JENNINGS, the within named Grantors, 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 4th day of January, 2013.

Notary Public

My Commission Expires:_____

DAVID R.A. ROETGER
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
July 21, 2013
COUNTY OF WILLIAMSON