RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 01288-14854

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130047006 DEEDWARR
Recvd: 06/05/13 13:02 2 pgs
Fees:13.00 Taxes:1054.50
20130605-0057180

TIMBERLY D. HICKS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$285,000.00.**

Affiant

Subscribed and sworn to before me, this the 30th day of May, 2013.

Notary Public

My commission expires: 4-2-14
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Susan L. Jahner **Douglas E. Jahner**	New Owner	**Map 15-00-0 Parcel 021.01**
8495 Poplar Creek Road		
Nashville, TN 37221		

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

Karen L. Thomison, unmarried

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

Susan L. Jahner and Douglas E. Jahner, wife and husband

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:

TRACT NO. 1:

A parcel of land in the 9th Civil District of Davidson County, Tennessee, on South side of the Poplar Creek Road, and being a portion of a 15 acre tract of record in Book 1684, Page 445, Register's Office for Davidson County, Tennessee.

SURVEYED the 28th day of May, 1962, by S. H. Hutchison as follows:

BEGINNING at a point in center of the Poplar Creek Road, and in H. W. Lazenby's East line, stake in line on South margin of said road; thence, with H. W. Lazenby's line, South 00° 30' West, 440 feet to a stake in fence and H. W. Lazenby's line; thence, leaving his line going North 80° East, 249 feet to a stake; thence, North 00° 30' East, 440 feet to center of the Poplar Creek Road, stake in line on South margin of said road; thence, South 80° West with center line of Poplar Creek Road, 249 feet to the point of BEGINNING, containing 2.45 acres, being the same, more or less.

TRACT NO. 2:

A small strip of land in the 9th Civil District of Davidson County, Tennessee, on South side of the Poplar Creek Road, being a portion of a tract of record in Book 1684, Page 445, Register's Office for Davidson County, Tennessee.

SURVEYED February 17, 1969, by S. H. Hutchison as follows:

BEGINNING at an iron stake, maple, dogwood and red but pointers, the same being the Southeast corner of a 2.45 acre lot already owned by J. E. Deal; thence, North 80° East, 23.2 feet to an iron stake, with a red oak and poplar pointers; thence, North 02° West, 437 feet to a point in the Poplar Creek Road, stake in line on South margin of said Road and fence, same being the Northeast corner of J. E. Deal's 2.45 acre lot; thence, with East line of said lot, South 00° 30' West, 440 feet to the point of BEGINNING, containing .082 of an acre, being the same, more or less.

BEING the same property conveyed to Karen L. Thomison, unmarried, by Warranty Deed dated September 30, 2009, from Carolyn F. Deal, unmarried, of record in Instrument No. 20091006-0093034, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

This is improved (__X__) Unimproved (____) property, known as **8495 Poplar Creek Road, Nashville, TN 37221**

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 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 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 **30th** day of **May, 2013.**

Karen L. Thomison

Karen L. Thomison

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Karen L. Thomison,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **30th** day of **May, 2013.**

Katherine Goodson

Notary Public

My Commission Expires: May 5, 2015

KATHERINE GOODSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN