WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $915,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE DAY OF June, 2013.

Notary Public

MY COMMISSION EXPIRES: 3-8-16

(AFFIX SEAL)

R. D. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

BOX 50-B
PREPARED BY: RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mary Francis Kerr	Pinnacle Bank	Map 130-9
(NAME)	(NAME)	
125 Clydelan Court	150 3rd Ave So, Ste 900	Parcel 91
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	Nashville TN 37201	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 ACKNOWLEDGED, WE, **STEPHEN T. JENNINGS AND WIFE, JESSICA WALDRON JENNINGS**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MARY FRANCIS KERR**, 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 Lot No. 1 on the Plan of Anderson Court Subdivision of record in Plat Book 2083, page 28, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Stephen T. Jennings and wife, Jessica Waldron Jennings by deed dated July 23, 2008 from Michael G. Shears Co., Inc., of record in Instrument No. 20080731-0078486, said Register's Office.

This conveyance is subject to (a) 2013 real property taxes; and (b) all matters appearing on the plan of record in Book 2083, page 28, said Register's Office

unimproved ☐

This is improved ☒ property, known as 125 Clydelan Court, Nashville, Tennessee 37205

(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 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 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.

BILL GARRETT, Davidson County
Trans:T20130054670 DEEDWARR
Recvd: 06/27/13 14:01 2 pgs
Fees:13.00 Taxes:3385.50
20130627-0066267

Witness our hands this 14th day of June, 2013.

Stephen T. Jennings

Jessica Waldron Jennings

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Stephen T. Jennings and Jessica Waldron Jennings, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 14th day of June, 2013.

Commission expires:

Notary Public

KATHY SNIDER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 20, 2014