THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 410
Nashville, TN 37203

BILL GARRETT, Davidson County
Trans:T20130077388 DEEDWARR
Recvd: 09/06/13 11:16 2 pgs
Fees:13.00 Taxes:1128.50

20130906-0094279

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 305,000.00.

Jerry Jennings
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21 DAY OF August, 2013

R. L. Moore
Notary Public

MY COMMISSION EXPIRES: March 9, 2016

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON CO.

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jerry Jennings	New Owner	MAP
5614 Oakes Dr.		PARCEL 160-14-0F-007.00
Brentwood, TN 37027		
(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, I, **R. Mark Foster, unmarried**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jerry Jennings and Nancy Jennings**

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 Unit No. 5614 (Parcel No. 7), together with the carport designated No. 5614-C, in Brentwood Hall, a Condominium, a Horizontal Property Regime, located at the corner of Old Hickory Boulevard and Oakes Drive, Brentwood, Davidson County, Tennessee, as shown on the Condominium Plat, Revision One of Brentwood Hall, (A Planned Unit Development), of record in Instrument No. 20011031-0118967, Register's Office for Davidson County, Tennessee, and described in Master Deed recorded in Instrument No. 20011023-0115544, as amended in Instrument No. 20020315-0032905, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of Brentwood Hall, Condominium Apartments, contained in the Master Deed recorded in Instrument No. 20011023-0115544, as amended in Instrument No. 20020315-0032905 and the By-Laws of record in Instrument No. 20011023-0115545, Register's Office for Davidson County, Tennessee, and restrictions in Book 4020, page 59, said Register's Office, are incorporated in this deed by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to R. Mark Foster, unmarried by Deed from Pamela S. Doss Williams, married of record at Instrument No. 20050106-0002377, Register's Office for Davidson County, Tennessee, dated January 4, 2005 and recorded on January 6, 2005.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED

(X) IMPROVED property known as **5614 Oakes Dr., Brentwood, TN 37027.**

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.

Witness my hand(~) this the 21 day of August, 2013.

R Mark Foster by Ruth Foster his attorney in fact

R. Mark Foster by Ruth Foster his Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public for and in the State and County aforesaid, **Ruth Foster**, to me known, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the person who executed the foregoing instrument on behalf of **R. Mark Foster,** and who acknowledged that he executed the same as the free act and deed of **R. Mark Foster.** Witness my hand and official seal this _____ day of August, 2013.

Witness my hand and official seal this the 21 day of August, 2013.

My Commission expires: March 8, 2016

R. L. MOORE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSE

Notary Public