This instrument prepared by and **Record and Return to:**
Parthenon Title Agency, LLC
85 White Bridge Road Suite 100-B
Nashville, TN 37205
(615) 829-5190

File No.: **14-1028**

BILL GARRETT, Davidson County
Trans:T20140014471 DEEDWARR
Recvd: 03/03/14 12:43 2 pgs
Fees:13.00 Taxes:518.00
20140303-0017783

WARRANTY DEED

THIS INDENTURE, made and entered into this 2/25/2014, by and between **Richard W. Jernigan and Connie M. Jernigan,** parties of the first part, and **Vida Wakeman, an unmarried person,** party of the second part,

WITNESSETH: This for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of **Nashville,** County of **Davidson,** State of **Tennessee,** to wit:

LAND in Davidson County, Tennessee, being Lot No. 89 and the easterly 25 feet of Lot No. 88 on the Plan of Kenmore Place, of record in Book 332, pages 32 and 33, Register's Office for Davidson County, Tennessee.

SAID Lot No. 89 and part of Lot No. 88 adjoin and front together 125 feet on the northerly side of Kenmore Place, (formerly Warner Avenue), and run back between parallel lines 486.5 feet on the easterly line and 485.8 feet on the westerly line to a dead line in the rear measuring 125 feet thereon.

Being the same property conveyed to Richard W. Jernigan and wife, Connie M. Jernigan by deed from John W. Barton and wife, Carolyn M. Barton, of record in Book 8915, page 89, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to: All existing easement and restrictions of record.

Parcel ID # **072 07 0 085.00**
☒ Improved **1233 Kenmore Place, Nashville, TN 37216**
☐ Unimproved property located at:

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the afore described real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part of the day and year first above written.

Richard W. Jernigan

Connie M. Jernigan

STATE OF **Tennessee**

COUNTY OF **Davidson**

Before me, the undersigned, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Richard W. Jernigan and Connie M. Jernigan** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as his/her free Act and Deed.

Witness my hand and Notarial Seal this 25th day of February, 2014..

Notary Public

My Commission Expires: 5/8/17

REBECCA T. GARLAND
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

****

Owner's Name: **Vida Wakeman**

and Address: **1233 Kenmore Place, Nashville, TN 37216**

Mail tax bills to:

American Mortgage Service Company
11503 Springfield Pike
Cincinnati, OH 45246

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$140,000.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF **Tennessee**

COUNTY OF **Davidson**

Subscribed and sworn to before me this 25th day of February, 2014..

Notary Public

My Commission Expires: 12-15-15

MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY