WARRANTY DEED

PLEASE RETURN TO: WARRANTY TITLE INS CO INC
165 INDIAN LAKE BLVD STE 106
HENDERSONVILLE, TN 37075

DON KEITH HEAD III
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $100,000.00

Patrick Warner
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of March, 2014.

Notary Public

MY COMMISSION EXPIRES: July 30, 2014.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 165 Indian Lake Blvd., Ste. 106
Hendersonville, Tennessee 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Patrick Warner	Patrick Warner	04214003800
(NAME)	(NAME)	
109 Rhine Dr.	109 Rhine Dr.	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Madison, TN 37115	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20140322

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **we, Shearon Paulette Jenkins and Deborah Pooler**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Patrick Warner a single man**, hereinafter called the GRANTEE, **his/her** heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit. :

Certain real property situate in Davidson County, Tennessee, and described as follows, to-wit:

BEING Lot No. 17 on the Plan of Section II, Sherry Heights, as of record in Book 2331, page 69, Register's Office for said County

Said Lot No. 17 fronts 1552. feet on the Easterly side of Rhine Drive and runs back between lines 197 feet on the Northerly line and 200 feet on the Southerly line to a dead line in the rear which is a broken line on which it measures 286.5 feet.

BEING all of the same property conveyed to Paul Jones Cripps and wife, Betty J. Cripps by Warranty Deed from Randy Construction Company, dated July 11, 1956 and filed of record in Book 2546, Page 161, Register's Office for Davidson County, Tennessee. The said Paul Jones Cripps predeceased Betty J. Cripps on or about April 6, 1999, leaving the said Betty J. Cripps, the surviving tenant by the entirety and sole owner of said land. The said Betty J. Cripps died intestate on or about May 8, 2012.

Pursuant to Affidavit of Heirship dated July 3, 2012 and filed of record in Instrument 20120705-0058720, the said Betty J. Cripps, was survived by two children, Shearon Paulette Jenkins and Deborah Pooler.

Subject to easements, setback lines, notes, conditions, stipulations, etc, and all other matters as set forth per Plat Book 2331, Page 69, Register's Office for said County.

BILL GARRETT, Davidson County
Trans:T20140018380 DEEDWARR
Recvd: 03/19/14 10:46 2 pgs
Fees:13.00 Taxes:370.00
20140319-0022657

unimproved ☐

This is improved ☒ property, 109 Rhine Dr., Madison, TN 37115

(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 GRANTEE, his/her heirs and assigns forever; and we do covenant with the said GRANTEE 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 GRANTEE, his/her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness our hands this 17th day of March, 2014.

Shearon Paulette Jenkins

Deborah Pooler

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within Shearon Paulette Jenkins and Deborah Pooler, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that Shearon Paulette Jenkins and Deborah Pooler executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 17th day of March, 2014.

Commission expires: July 30, 2014



Don Keith Head III — Notary Public