WARRANTY DEED

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $140,000.00

Melissa Tate
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9TH DAY OF MAY, 2014.

Notary Public

MY COMMISSION EXPIRES: 3-6-18
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Melissa Tate	Pinnacle Bank	084-14-0-118.00
(NAME)	(NAME)	
227 Amherst Drive	150 3rd Avenue South, Suite 900	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	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, **Kenneth Jewett and wife, Robin Jewett,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Melissa Tate and husband, Trey Tate,** 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 the 3rd Civil District of Davidson County, Tennessee, being Lot No. 101 on the Plan of Walnut Grove, as of record in Book 2133, page 87, Register's Office for said County.

Said Lot No. 101 fronts 75 feet on the northeasterly side of Amherst Drive and runs back between parallel lines 155 feet to a dead line.

BEING the same property conveyed to Kenneth Jewett and wife, Robin Jewett, by Warranty Deed from Jason Shinton, unmarried, dated May 25, 2006, of record in Instrument No. 20060602-0065252, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2014, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the Plan of record in Book 2133, page 87; Restrictions of record in Book 2271, page 541; Easement for sanitary sewers and/or storm drainage of record in Book 4961, page 979; all of record in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 227 Amherst Drive, Nashville, TN 37214
(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:T20140033229 DEEDWARR
Recvd: 05/13/14 14:28 2 pgs
Fees:13.00 Taxes:518.00

20140513-0041038

Witness our hands this 8 th day of May, 2014.

Kenneth Jewett

Robin Jewett

Kenneth Jewett

Robin Jewett

STATE OF North Carolina
COUNTY OF Cleveland

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Kenneth Jewett and Robin Jewett, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand ~~and official seal~~ at 5-8-14, North Carolina, this 8 th day of May, 2014.

OFFICIAL SEAL
Notary Public - North Carolina
CLEVELAND COUNTY
DEBORAH MURRAY
My Commission Expires 02-29-16

Deborah Murray
Notary Public

My Commission Expires: 02-29-2016