WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20140047891 DEEDWARR
Recvd: 07/03/14 15:46 2 pgs
Fees: 13.00 Taxes: 4255.00
20140703-0059132

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$1,150,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF JUNE, 2014.

Notary Public

MY COMMISSION EXPIRES: 11-3-15
(AFFIX SEAL)

PATRICE J. GALAWAY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
MICHAEL J. PHILBIN, P.C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Shannon Drumm Joseph C. Day	First Bank	13010002000
(NAME)	(NAME)	
4422 Forsythe Place	P.O. Box 451	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	Clarksville TN 37041	
(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, Jennifer O. Hannon, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY A ONE-HALF UNDIVIDED INTEREST INTO SHANNON DRUMM AND HUSBAND, SCOTT DRUMM AS TENANTS BY THE ENTIRETY, AND A ONE-HALF UNDIVIDED INTEREST INTO JOSEPH C. DAY, IT BEING THE INTENTION OF THE PARTIES THAT EACH OF THE VESTED FIFTY PERCENT (50%) UNDIVIDED INTERESTS ARE TO BE TENANTS-IN-COMMON WITHOUT RIGHT OF SURVIVORSHIP, 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 the westerly one-half of Lot No. 16 on the plat showing a subdivision of Lots No's 6, 7, 16, 17, 26, 27 and 32 of Block "C", and a strip of 139 ½ feet wide off the northerly part of Block "D" of Belle Meade, recorded in Book 421, Page 96, of the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Jennifer O. Hannon, Individually, by Quitclaim Deed from Jennifer O. Hannon, Trustee (a/k/a Jennifer Obremskey Hannon, Trustee of (1) the Christopher Taylor Hannon Family Trust (The Family Trust) and (2) the Christopher Taylor Hannon Tennessee QTIP Trust (the Marital Trust) as to a one-half (1/2) undivided interest of record in Instrument No. 20090611-0054266 Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

unimproved ☐

This is improved ☒ property, known as **4422 Forsythe Place, Nashville, TN 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.

Witness my hand this 25th day of June, 2014.

Jennifer O. Hannon by Dana Griscom Attorney in Fact

Jennifer O. Hannon
By: Dana Griscom, Attorney in Fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Dana Griscom, with whom I am personally acquainted, and who, upon her oath, acknowledged herself to the be Attorney-in-Fact for the within named Jennifer O. Hannon and being authorized to act on behalf of said persons she executed the foregoing instrument as their free act and for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 25TH DAY OF JUNE, 2014.

Commission expires: 6-21-16

Jill Connors

Notary Public

JILL CONNORS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires JUNE 21, 2016