WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140050666 DEEDWARR
Recvd: 07/15/14 13:50 2 pgs
Fees:13.00 Taxes:1084.10
20140715-0062436

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $293,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF JULY, 2014.

Notary Public

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

PATRICE J. GALAWAY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Amy F. Stroup	Avenue Bank	
(NAME)	(NAME)	117-8-B-4 CO
3410 Richards St.	111 10th Avenue South, Ste 200	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	Nashville TN 37203	
(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, **JERRY JENNINGS AND WIFE, NANCY W. JENNINGS**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **AMY F. STROUP, UNMARRIED,** 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 4, STOKESWOOD CONDOMINIUMS, as shown on plat of record in Plat Book 6200, Page 438, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Jerry Jennings and wife, Nancy W. Jennings by Warranty Deed from Tom G. Siler, unmarried, recorded on the 2nd day of April, 1993 in Deed Book 8906, Page 54, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to (a) 2014 real property taxes; (b) all matters appearing on the plan of record in Plat Book 6200, Page(s) 17, Plat Book 6250, Page 845, Plat Book 6200, Page 155 and Plat Book 6200, Page 438, said Register's Office; and (c) restrictive covenants of record in Book 6441, Page 577, as amended by instrument(s) of record in Book 6453, Page 620 and Book 6923, Page 777, said Register's Office; (d) charter of record in Book 6470, Page 149, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 3410 Richards St., Nashville, TN 37215

(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 our hands this 10 day of July, 2014.

Jerry Jennings

Nancy W. Jennings

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jerry Jennings and Nancy W. Jennings, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 10 dau of July, 2014.

Commission expires:

Notary Public

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017