WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/04/14 08:17 3 pgs
Fees:18.00 Taxes:743.70
20140904-0080692

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $201,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 2nd day of September, 2014.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires November 6, 2017

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, 381 Mallory Station Rd, Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Nahida Akrawi and Neale Farmer	Bank of America, N.A.	083 06 0 076.00
(NAME)	(NAME)	
819 Setliff Place	101 South Tryon Street	
(ADDRESS)	(ADDRESS)	
Nashville 37206	Charlotte, NC 28255	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Two Hundred One Thousand And No/100 Dollars ($201,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Kenneth W. Jennette and wife, Terri Jennette,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Nahida Akrawi and Neale Farmer**, both 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: **as joint tenants with the right of survivorship

Being Lot No. 27 on the map of Roy F. Williams Subdivision of the Hunter Tract of record at Plat Book 547, Page 13, Register's Office for said County, to which reference is made for a more complete description of said lot.

Being the same premises conveyed by Central Bank of the South to Kenneth W. Jennette by Special Warranty Deed dated March 23, 1989 and recorded August 8, 1989 in Book 7909, Page 929.

This conveyance is subject to (a)) all easements of record in Book 1449, page 43; (b) all matters appearing on the plan(s) of record; and (c) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 819 Setliff Place, Nashville, TN 37206

And I, Terri Jennette, wife of the within named Kenneth W. Jennette, join in the execution of this instrument for the purpose of transferring and conveying all right, title and interest, which I may have in said property by virtue of my marriage or otherwise.

File Number: MAI-140664

TJ KJ

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, has 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 2nd day of September, 2014.

Kenneth W. Jennette

Terri Jennette

STATE OF Tennessee

County OF Williamson

I, J.Wayne Thomas, a Notary Public for the County of Davidson and State of Tennessee, do hereby certify that Kenneth W. Jennette and Terri Jennette, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 2nd of September, 2014.

Notary Public

My Commission Expires: November 6, 2017

(SEAL)

J WAYNE THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires November 6, 2017

File Number: MAI-140664

True Copy Certification

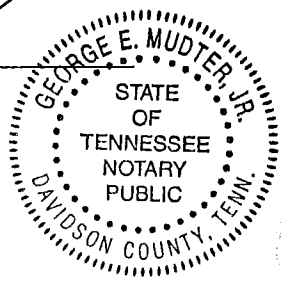
I, KELLY E. COX, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

KELLY E. COX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, GEORGE E. MUDTER, JR., a notary public for this county and state, KELLY E. COX, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires: _____
Notary Seal:



My Commission Expires MAY 3, 2016