WARRANTY DEED VB2014 0181	OATH OF CONSIDERATION:
Davidson County DEEDWARR Recvd: 10/16/14 14:15 3 pgs Fees:18.00 Taxes:462.50 **20141016-0095715**	SS. STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $125,000.00 AFFIANT SWORN TO AND SUBSCRIBED BEFORE ME THIS 16TH DAY OF OCTOBER, 2014. NOTARY PUBLIC MY COMMISSION EXPIRES:

CHARLES E. WALKER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY: VANDYBINE TITLE & ESCROW, INC. 69 THOMPSON LANE NASHVILLE, TENNESSEE 37211 OFFICE: (615) 367-5111		
ADDRESS OF NEW OWNER(S): **Benjamin S. Mitchell** **104 Bonaventure Place** **Nashville, TN 37205**	SEND TAX BILLS TO: **Same**	MAP-PARCEL NUMBER: **148 01 0 030.00**

WARRANTY DEED

FOR AND IN CONSIDERATION OF ten dollars ($10) and other good and valuable consideration, the receipt and legal sufficiency of all of which are hereby acknowledged, James M. Jennings and Susan R. Jennings, *(hereinafter called the "Grantors")*, have this day bargained and sold, transferred and conveyed and by these presents do bargain, sell, transfer and convey unto Benjamin S. Mitchell, *(hereinafter called "Grantee")*, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Property located in Davidson County, Tennessee, being Lot No. 224 on the Plan of Hillbrook, Section 1, as shown by Plat of record in Plat Book 3106, Page 42, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to James M. Jennings and Susan R. Jennings, by Quitclaim Deed from Tara P. Minatra, dated February 20, 2013, recorded February 27, 2013, of record in Instrument # 20130227-0019498, Register's Office for Davidson County, Tennessee. Previously conveyed to Tara P. Minatra, an unmarried woman and James M. Jennings and Susan R. Jennings, husband and wife, by Warranty Deed dated June 30, 2009 from Melissa D. Day, an unmarried woman, recorded July 14, 20009 of record in Instrument # 20090714-0065932, Register's Office for Davidson County, Tennessee.

The above-described property is improved property known as **200 Lucky Drive, Nashville, TN 37211**

THIS CONVEYANCE IS SUBJECT TO:
(1) Current year's property taxes which have been paid at closing;
(2) All restrictions of record in Book 3106, Page 42;
(3) All easements of record;
(4) All matters appearing on the plan of record in Plat Book 3106, Page 42;
(5) All applicable government and zoning regulations;

TO HAVE AND TO HOLD, the aforesaid real estate, together with all appurtenances and hereditaments thereunto appertaining unto Grantee, his successors and assigns in fee simple forever.

Grantors covenant that Grantors are lawfully seized and possessed of said real estate, have full power and lawful authority to sell and convey the same; that the title thereto is free, clear and unencumbered except as aforesaid; and, Grantors will forever warrant and defend the same against the lawful claims of all persons whomsoever.

The words "Grantors" and "Grantee" shall include their respective successors and assigns where the context requires or permits.

IN WITNESS WHEREOF, the Grantors have caused this instrument to be executed on this 16th day of October, 2014.

GRANTORS:

James M. Jennings

Susan R. Jennings

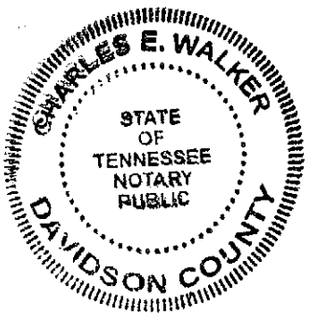
SS.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

BEFORE ME, the undersigned Notary Public of the State and County aforementioned, personally appeared James M. Jennings and Susan R. Jennings, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged themselves to be the within named bargainors, and that they executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and seal, this 16th day of October, 2014.

Notary Public
My Comm. Exp.: July 3, 2017



CERTIFICATE OF AUTHENTICITY

I, Charles Walker, 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.

CHARLES WALKER

State of Tennessee
County of Davidson

Personally appeared before me, Julie Coone, a notary public for this county and state, Charles Walker, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

JULIE COONE, NOTARY PUBLIC
My commission expires: May 24, 2017

