

STATE OF TENNESSEE 19369
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $162,000.00

Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF October, 2014.

Notary Public Ollie Mai Parsley
MY COMMISSION EXPIRES: 3/ 6/2018

THIS INSTRUMENT WAS PREPARED BY
J. Blake Freeman, Attorney at Law, 323 Emery Drive, Nashville, TN 37214-3113

NAME	ADDRESS
Address New Owner(s) as Follows: Jeremy ~~W.~~ Bruce NJS PBS	Send Tax Bills To: Peoples Home Equity
(Name) 2613 Lakeland Drive	(Name) 5205 Maryland Way St. 100
(Street Address or Route Number) Nashville, TN 37214	(Street Address) Brentwood TN 37027
(City) (State) (Zip)	(City) (State) (Zip)

Map-Parcel Number(s): 09512013800

FOR AND IN 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, I/WE, Neal Lee Jennings, Jr. and wife, Patricia B. Jennings HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jeremy ~~W.~~ Bruce and wife, Sarah B. Bruce 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:

NJS PBS

LAND in Davidson County, Tennessee, being Lot No. 5 on the Plan of Martinwood Heights, as of record in Book 2133, page 63, Register's Office for said County.

Said Lot No. 5 fronts 129.0 feet on the southerly margin of Lakeland Drive and extends back 197.1 feet on the easterly side and 201.7 feet on the westerly side to a line on the rear, measuring 36.0 feet thereon.

BEING the same property conveyed to Terri J. Stanley and Neal Lee Jennings, Jr. by Last Will & Testament of Ellen M. Jennings, Probate No. 06P14, Seventh Circuit (Probate) Court for Davidson County, Tennessee. The said Terri J. Stanley having conveyed her interest to Neal Lee Jennings, Jr. by quitclaim deed dated March 27, 2007, and filed in Instrument No. 20070403-0040083, said Register's Office.

THIS conveyance is subject to any and all existing easements, restrictions and building setback lines of record.

This is improved property known as 2613 Lakeland Drive, Nashville, TN 37214.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, their heirs and assigns, forever; and we do covenant with the said GRANTEE 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 GRANTEE, 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 his/her/their hand(s) this 14th day of October, 2014.

Seller

Neal Lee Jennings, Jr.

Patricia B. Jennings

BILL GARRETT, Davidson County
Trans:T20140079197 DEEDWARR
Recvd: 10/21/14 13:17 2 pgs
Fees:13.00 Taxes:599.40
20141021-0096991

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, Ollie Mai Parsley, a Notary Public within and for the State and County aforesaid, the within named Neal Lee Jennings, Jr. and wife, Patricia B. Jennings, the bargainor(s), with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 14th day of October, 2014.

My commission expires 3/ 6/2018

Notary Public: Ollie Mai Parsley

OLLIE MAI PARSLEY
NOTARY PUBLIC
STATE OF TENNESSEE
MY COMMISSION EXPIRES 3-6-2018