WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140090206 DEEDWARR
Recvd: 12/02/14 12:58 2 pgs
Fees:13.00 Taxes:847.30
20141202-0110431

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $229,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 26th DAY OF NOVEMBER, 2014.

Notary Public

MY COMMISSION EXPIRES: 10/18/16
(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, 9175 Carothers Parkway, Ste. 110, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.
Shane Dalton	Primary Residential Mortgage	128 16 0A 023.00
(NAME)	(NAME)	
7044 Still Spring Hollow Drive	1480 North 2200 West	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Salt Lake City, UT 84116	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Two Hundred Twenty-Nine Thousand And No/100 Dollars ($229,000.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, **Joseph Jennings and wife, Karah Jennings**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Shane Dalton, unmarried**, hereinafter called the Grantee, his 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 Lot No. 77 on the Plan of First Revision, Section I – Phase I, Still Spring Hollow of record in Book 7900, Page 135, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Joseph Jennings and wife, Karah Jennings by Warranty Deed from Julia T. Robertson, unmarried dated April 15, 2004 and recorded April 28, 2004 as Instrument No. 20040428-0048126, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 7044 Still Spring Hollow Drive, Nashville, TN 37221

File Number: FRN-141902

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 26th day of November, 2014.

Joseph Jennings by Karah Jennings attorney in fact
Joseph Jennings

Karah Jennings

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state. Karah Jennings, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 26th of November, 2014.

LAURIE M. HARRIS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Laurie Mathis Harris
Notary Public

My Commission Expires: 3-25-18

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Karah Jennings, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Joseph Jennings, as his Attorney In Fact, under Power of Attorney bearing Instrument No. 20141202-0110430, Register's Office for Davidson County, Tennessee, and who acknowledged the execution of the same to be the free act and deed of Joseph Jennings, under said Power of Attorney.

Witness my hand and official seal, this the 26th of November, 2014.

LAURIE M. HARRIS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Laurie Mathis Harris
Notary Public

My Commission Expires: 3-25-18

File Number: FRN-141902