WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/10/14 12:14 4 pgs
Fees:23.00 Taxes:643.80
20141210-0113091

JILL L. SWICEGOOD
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $174,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4TH DAY OF DECEMBER, 2014.

Notary Public

MY COMMISSION EXPIRES: 9/10/2018

(AFFIX SEAL)

RETURN TO
Stewart Title Company
1630 NW Broad St., Suite 100
Murfreesboro, TN 37129
File # 01288-22164

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Guaranty Company, 1980 Post Oak Blvd, Houston, TX 77056

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kaleel Y. Jennings	FirstBank	151090A16900CO
(NAME)	(NAME)	
4328 Cambridge Drive	318 Seaboard Lane, Ste 205	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Franklin, TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

THIS INDENTURE, made and entered into this 10th day of November, 2014, by and between **TERESSE K. ELZIE AND HUSBAND, VYRON ELZIE,** party of the first part, and **KALEEL Y. JENNINGS AND LAQUITA M. JENNINGS, HUSBAND AND WIFE,** party of the second part,

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate situated and being in the County of DAVIDSON, State of TENNESSEE, to wit:

Land in Davidson County, Tennessee, being Lot No. 169 on the plan of Final Plat, Phase 2, Section 1 (67 Lots), Long Hunter Chase, a Planned Unit Development, of record in Plat Book 7900, Pages 763 and 764, as corrected by Surveyor's Certificate of Correction in Book 9473, Page 43, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Teressa K. Elzie and husband, Vyron Elzie by Warranty Deed dated 03/26/2010 from Helen Lyda, an unmarried woman of record in Instrument 201004050025205, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the afore described real estate; that it has a good right to sell and convey the same; that the same is unencumbered, except for

See Exhibit A for exceptions to title

; and that the title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity is referred to, and pronouns shall be construed according to their proper gender and number according to the context of this instrument.

IN WITNESS WHEREOF, the party of the first part has caused this instrument to be executed the day and year first above written.

TERESSE K. ELZIE

VYRON ELZIE

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named TERESSE K. ELZIE, 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 at office this 10th day of November, 2014

Commission expires: 1/9/18

Notary Public

DANITA C. EVANS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-9-2018

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named VYRON ELZIE, 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 at office this 10th day of November, 2014

Commission expires: 1/9/18

Notary Public

DANITA C. EVANS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-9-2018

EXHIBIT A

All matters as set forth per Plat Book 7900, Page 595, Plat Book 7900, Page 763, Plat Book 7900, Page 764, and Surveyor's Certificate of Correction of record in Book 9473, Page 43, said Register's Office.

Declaration of Covenants, Conditions and Restrictions of record in Book 9430, Page 251, as amended of record in Book 9534, Page 938 and Book 9534, Page 942, said Register's Office.

Grant of Transmission Line of record in Book 2336, Page 532 and Book 4428, Page 568, said Register's Office.

Judgment of record in Book 4535, Page 351, said Register's Office.

Agreement for Dedication of Easement for Drainage Ditch of record in Book 4717, Page 515, said Register's Office.

Agreement for Dedication of Easement for Water Mains and Appurtenances of record in Book 8197, Page 288, said Register's Office.

Agreement for Dedication of Easement for Sanitary Sewer and/or Storm Drainage of record in Book 9588, Page 930, said Register's Office.

Deed of Conveyance of record in Book 9988, Page 793 and Book 9988, Page 821, said Register's Office.

Quitclaim Deed to the Homeowner's Association of record in Book 9432, Page 792, said Register's Office.

Charter of the Homeowner's Association of record in Book 9433, Page 953, said Register's Office.

CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, 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.

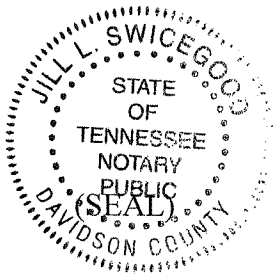
Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L. Swicegood, a notary public in and for the aforesaid county and state, the within named Christopher R. Jackson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Jill L. Swicegood

Notary Public

My Commission Expires: 9/10/18