WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150017296 DEEDWARR
Recvd: 03/10/15 12:47 2 pgs
Fees:13.00 Taxes:921.30
20150310-0020402

TABITHA J. KING
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $249,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 27TH DAY OF FEBRUARY, 2015.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

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(S).
Michele Manning, a single woman	Michele Manning	
(NAME)	(NAME)	173090A01000CO
7117 Lenox Village Drive	Same as new owner	
(ADDRESS)	(ADDRESS) 7117 Lenox Village Dr.	
Nashville 37211	Nashville, TN 37211	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Two Hundred Forty-Nine Thousand And No/100 Dollars ($249,000.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, **George Ashton Jennings and wife, Melinda Cherry Jennings**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Michele Manning, a single woman**, hereinafter called the Grantee, her 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. 17 on the Plan of Lenox Village, Section One, a Planned Unit Development, as of record in Instrument Number 20020319-0033866, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to George Ashton Jennings and wife, Melinda Cherry Jennings, by Warranty Deed from James Christopher Sliger and wife, Angela W. Sliger, dated November 2, 2011 and filed of record on November 04, 2011 in Instrument Number 20111104-0086394, 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.

This is improved property, known as 7117 Lenox Village Drive, Nashville, TN 37211

File Number: FRN-150460

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, her 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, her 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 27th day of February, 2015.

George Ashton Jennings

Melinda Cherry Jennings

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, George Aston Jennings and Melinda Cherry Jennings, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 27th day of February, 2015.

Notary Public

My Commission Expires:

CHRIS CANTRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 5, 2015

File Number: FRN-150460