THIS INSTRUMENT PREPARED BY:
John L. Van Cleave, Esq.
Watkins & McNeilly, PLLC
214 2nd Avenue, North, Suite 300
Nashville, TN 37201-1638

Davidson County DEEDWARRSP
Recvd: 03/12/15 09:24 6 pgs
Fees:33.00 Taxes:1406.00
20150312-0021117

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
JASON E. JARRETT, etux 104 East Park, Suite 305 Brentwood, TN 37027	Same	0940001800

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $380,000.

Affiant

SUBSCRIBED AND SWORN to before me this 11th day of March, 2015.

MARJORIE A. HAINES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires October 21, 2018

Notary Public
My Commission Expires: 10-21-2018

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, JANIE LEE BURKE (now JANIE LEE BURKE LEDYARD), hereinafter "Grantor," has this day bargained and sold and do hereby transfer and convey to JASON E. JARRETT and wife, LINDI H. JARRETT, their heirs, personal representatives, successors and assigns, hereinafter "Grantees," that certain tract or parcel of real property located in Davidson County, Tennessee, more particularly described on Exhibit "A" attached hereto and incorporated herein by reference ("the Property").

This conveyance and all covenants and warranties contained herein are made expressly subject to the permitted encumbrances listed on Exhibit "B" attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD said Property, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, personal representatives, successors and assigns forever. Grantor covenants that except as may be provided on Exhibit "A" and Exhibit "B" hereto the Property is free from all encumbrances made or suffered by Grantor and Grantor has not made, done, executed, allowed or suffered any act, instrument or thing whatsoever whereby said Property, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever.

Grantor further covenants and binds herself, her heirs, personal representatives, successors and assigns, to warrant and forever defend the title to said Property to said Grantees, their heirs, personal representatives, successors and assigns, against the lawful claims of all persons claiming by, through or under Grantor.

Said Property is known as 1106 Lebanon Pike, Nashville, Tennessee 37210.

THE PROPERTY IS NOT NOW AND HAS NEVER BEEN USED AS GRANTOR'S RESIDENCE.

WITNESS my hand this 11 day of March, 2015.

Janie Lee Burke

JANIE LEE BURKE (now Janie Lee Burke Ledyard)

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JANIE LEE BURKE (now Janie Lee Burke Ledyard), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), the within named bargainor, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at office in Nashville, Tennessee, this 11TH day of MARCH, 2015.

JOHN L. VAN CLEAVE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT 11, 2017

NOTARY PUBLIC

My Commission Expires:

9-11-17

EXHIBIT "A"

Property Description

Being a parcel of land in the 1st, formerly 3rd Civil District, Nashville, Davidson County, Tennessee located on the north margin of Lebanon Road, east of Omahundro Drive and west of Spence Lane, and further being a portion of Parcel 1, as shown on a survey by WRIGHT & ASSOCIATES, dated December 7, 1989, and last revised May 7, 1990, more particularly described as follows:

BEGINNING at an iron pin in the east line of S.R. Rehorn, said pin being 60 feet from the centerline of Lebanon Road as shown on State Highway plans S.P.57 S.G. 1957,

Thence, with Rehorn, N 16° 52' 08" E, 81.10 feet to an iron pin,

Thence, N 73° 07' 52" W, 150.00 feet to an iron pin,

Thence, N 13° 02' 11" E, 75.00 feet,

Thence, severing property held by Trustees of Verna Head Burke Trust, S 70° 25' 03" E, 339.07,

Thence, S 14° 00' 00" W, 140.00 feet to an iron pin,

Thence, N 73° 07' 52" W, passing a concrete Highway Monument at 186.70 feet, a total distance of 190.60 feet to the point of beginning,

Containing .868 acres, more or less.

Being the same property conveyed to Janie Lee Burke, now known as Janie Lee Burke Ledyard by deed from Verna H. Burke of record in Book 8826, page 139, Register's Office for Davidson County, Tennessee.

EXHIBIT "B"

Permitted Encumbrances

The foregoing property is conveyed subject to the following permitted exceptions:

1. Taxes and assessments for the year 2015 and subsequent years, a lien but not yet due and payable.

2. Subject to Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 5172, page 733, Register's Office, Davidson County, Tennessee.

3. Any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title to the property that would be disclosed by an accurate and complete survey of the property.

True Copy Certification

I, Kay B. Housch, 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.

Kay B Housch
Signature

State of Tennessee

County of Williamson

Personally appeared before me, Marjorie A. Haines, a notary public for this county and state, [KAY B HOUSCH] who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Marjorie A Haines
Notary's Signature

My Commission Expires: 10-21-2018
Notary' Seal (if on paper)

MARJORIE A. HAINES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires October 21, 2018