Return To
Compass Land Title
278 Franklin Road, Suite 190
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans:T20150020895 DEEDWARR
Recvd: 03/23/15 10:56 2 pgs
Fees:13.00 Taxes:392.20
20150323-0024664

Prepared By & Return To:
Tennessee Title Services, LLC
101 Springhouse Court, Suite 202
Hendersonville, TN 37075
15-0130HV

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $106,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 20th day of March, 2015.

Notary Public
Commission Expires: _____

RUTH M. FORAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires Dec 20, 2015

Address of New Owner	Send Tax Bills To:	Map & Parcel
Jason Edsall 1500 Elliston Street Old Hickory, TN 37138	Same	053-03-0-293.00

WARRANTY DEED

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,

Darren Jernigan, a single person

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jason Edsall

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:

LAND in Davidson County, Tennessee, being Lot No. 238, Section "C-1", Village of Old Hickory, as shown on plan of Section "C-1" and part of Section "C", of record in Book 1424, Page 130, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said lot.

BEING the same property conveyed to Darren Jernigan, a single person, by Executor's Deed from Donald Marlin Cox, Executor of the Last Will and Testament of Alice E. Cox, dated 7/29/06 and recorded 8/1/06 in Instrument No. 20060801-0093171, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1500 Elliston Street, Old Hickory, TN 37138.

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 so covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 20th day of March, 2015.

Darren Jernigan

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Darren Jernigan** 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 Mt Juliet, Tennessee this 20th day of March, 2015.

Notary Public
My Commission Expires: 10-18-16

(Notary Seal)

KIM GILLESPIE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY