WARRANTY DEED

MARK S. MOORE STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $600,000.00

Tonya S. Jernigan
AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 30TH DAY OF JUNE, 2015.

Mark Moore
NOTARY PUBLIC

MY COMMISSION EXPIRES 12-16-2018

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 15-7590 JERNIGAN CP

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Paul W. Jernigan and Tonya S. Jernigan		160110A00600CO
60 Abingdon Court		
Brentwood, TN 37027		

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

NETTIE D. DUVAL, AN UNMARRIED WOMAN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

PAUL W. JERNIGAN AND TONYA S. JERNIGAN, HUSBAND AND WIFE

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is property known as 60 Abingdon Court, Brentwood, TN 37027

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(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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(S), their heirs and/or 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 my hand hand on the 30th day of June, 2015.

Nettie D. Duvall
Nettie D. Duvall

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, NETTIE D. DUVALL, the bargainor(s), 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 at Franklin, Tennessee, this 30th day of June, 2015.

Notary Public_____

My Commission Expires:_____

CHAD I. PEARMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 06-21-2016

BILL GARRETT, Davidson County
Trans:T20150058490 DEEDWARR
Recvd: 07/17/15 14:22 2 pgs
Fees:13.00 Taxes:2220.00
20150717-0070182

EXHIBIT A - LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot No. 6 on the Plat of Hemmingwood, Phases I, II, III and IV of record in Book 6900, Pages 6, 7 and 8, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description. Said description is incorporated herein by reference the same as if copied fully herein verbatim.
Being the same property conveyed by Warranty Deed from Theresa Nanfro, unmarried to William M. Duvall and wife, Nettie D. Duvall, as recorded on the 28th day of March, 1996 in Deed Book 9994, Page 212 and Quitclaim Deed from William M. Duvall to Nettie D. Duvall, as recorded on the 3rd day of October, 1997 in Deed Book 10634, Page 823, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

a. County of Davidson taxes for the year 2015 and thereafter, not yet due and payable.

b. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

c. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of HEMMINGWOOD, PHASES I, II, III AND IV, as recorded in Plat Book 6900, Page(s) 6-8, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

d. Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 6730, Page 329, as amended in Book 6892, Page 540, Book 6925, Page 268, Book 6948, Page 268, Book 7269, Page 387, Book 7747, Page 205 and Instrument No. 20130619-0062819 , but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

e. Charter of Heritage Heights Home Owners Association, Inc. recorded in Book 6704, Page 373, as amended in Book 6936, Page 894.

f. Storm Water Detention Agreement as set forth in instrument recorded in Book 6728, Page 673.

g. Easement granted to Metropolitan Government of Nashville-Davidson County by instrument recorded in Book 7597, Page 691, Book 7597, Page 695, Book 7597, Page 723 and Book 7597, Page 728.

h. Electrical Permit as set forth in instrument recorded in Book 7920, Page 15.

i. Converance of common areas by Quitclaim Deed recorded in Book 6962, Page 404 as re-recorded in Book 7297, Page 84.