WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150070814 DEEDWARR
Recvd: 08/21/15 10:34 2 pgs
Fees:13.00 Taxes:721.50
20150821-0084533

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $195,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF AUGUST, 2015.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

KATHRYN M. CASSIDY NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael Jennings	Same	
(NAME)	(NAME)	
1052 & 1056 Hickory Hollow Road		12712002900 - LOT 30 12712003600 - LOT 29
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, **SUE E. GRIFFITH, UNMARRIED,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MICHAEL JENNINGS,** 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. 30 and the Northeasterly one-half of Lot No. 29 on the plan of Bellevue Manor, of record in Book 3600, Page 32, Register's Office for said County.

Said property fronts 182.19 feet on the Northerly margin of the cul-de-sac at the terminous of Hickory Hollow Road and extends back 162.86 feet on the Southeasterly line and 263.91 feet on the Southwesterly line to a broken line in the rear, measuring 516.47 feet thereon.

Being the same property conveyed to Pete Griffith and wife, Sue E. Griffith by Warranty Deed from Gene S. Brewer and Barbara S. Brewer, recorded on the 24th day of October, 1979 in Deed Book 5518, Page 990, in the Register's Office of Davidson County, Tennessee. Pete Griffith has since died. Sue E. Griffith is the sole surviving Tenant by the Entirety.

This conveyance is subject to (a) 2015 real property taxes; (b) all matters appearing on the plan of record in Plat Book 3600, Page 32, said Register's Office; (c) restrictive covenants of record in Book 3613, Page 460 and Book 3672, Page 507, said Register's Office; and (d) Right-of-Way Agreement recorded in Book 7976, Page 969, said Register's Office.

unimproved _
This is improved x property, known as 1052 & 1056 Hickory Hollow Road, Nashville, TN 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 do 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 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 this 19th day of August, 2015.

Sue E. Griffith by Jad A. Duncan Attorney in Fact

SUE E. GRIFFITH, BY: JAD A. DUNCAN, ATTORNEY IN FACT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 19 day of August, 2015, before me personally appeared Jad A. Duncan, to me known to be the person who executed the foregoing instrument on behalf of Sue E. Griffith and acknowledged that he executed the same as the free act and deed of Sue E. Griffith.

Witness my hand and official seal at Nashville, Tennessee this 19 day of August, 2015.

Commission expires:

JOHN GREGORY HARDEMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAR. 7, 2017

John Gregory Hardeman

Notary Public