WARRANTY DEED

PREPARED BY:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

RETURN TO:

JAMES A. WAECHTER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $305,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 5 day of OCTOBER, 2015.

Notary Public

MY COMMISSION EXPIRES: 1-9-16
(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).
Ronald C. Jeannette and Joan M. Jeannette	Suntrust Mortgage, Inc.	155 02 0A 046.00
(NAME)	(NAME)	
8207 Poplar Creek Rd.	901 Semmes Ave	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Richmond VA. 23227	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Three Hundred Five Thousand And No/100 Dollars ($305,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **James L. Edgin, Jr., an unmarried man**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Ronald C. Jeannette and Joan M. Jeannette, husband and wife**, 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. 46 on the Plan of the Resubdivision of Lots 45 and 46, Montcastle Estates, of record in Plat Book 6050, Page 451, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to James L. Edgin, Jr. and wife, Faye H. Edgin by Deed from Leonard T. Blackwell d/b/a The Blackwell Company, a Tennessee Corporation dated March 19, 1996 and recorded March 21, 1996 in Book 9986, Page 229, in said Register's Office for Davidson County, Tennessee.The said Faye H. Edgin having since died on August 26, 2009 in 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.

File Number: FRN-153843

BILL GARRETT, Davidson County
Trans:T20150087140 DEEDWARR
Recvd: 10/13/15 11:38 2 pgs
Fees:13.00 Taxes:1128.50
20151013-0104121

unimproved ☐

This is improved ☒ property, known as 8207 Poplar Creek Rd., Nashville, TN 37221

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, has 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 our hands this 5th day of October, 2015.

James L. Edgin, Jr.

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state.James L. Edgin, Jr., an unmarried manthe within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 5th of October, 2015.

Notary Public

My Commission Expires: 3/6/18

(SEAL)



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