File Box 8

BILL GARRETT, Davidson County
Trans:T20150091555 DEEDWARR
Recvd: 10/27/15 14:28 2 pgs
Fees:13.00 Taxes:1313.50
20151027-0109360

THIS INSTRUMENT PREPARED BY: WESLEY D. TURNER **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 150 THIRD AVENUE SOUTH SUITE 1700 NASHVILLE, TENNESSEE 37201 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $355,000.00. Affiant Subscribed and sworn to before me, this 23rd day of October, 2015. Notary Public My Commission Expires:

DEBBIE MANN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY MY COMMISSION EXPIRES OCTOBER 13, 2018

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
Paul Jennings and Alice Jennings 4705 Potomac Lane Brentwood, TN 37027-4749	Movement Mortgage, LLC 3310 West End Ave., #500 Nashville, TN 37203	171030A10700CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **C. WAYNE OZMENT AND MARTHA A. OZMENT, husband and wife**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **PAUL H. JENNINGS AND ALICE L. JENNINGS, 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:

Land in Davidson County, Tennessee, being Lot(s) 212, as shown on the map entitled the Plan of Section Four, Fredericksburg, of record in Plat Book 7900, page 749 and boundary Plat in Book 7900, page 509, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to C. Wayne Ozment and wife, Martha A. Ozment, by deed from Radnor Homes, Inc., of record in Book 9767, page 715, dated August 17, 1995, said Register's Office.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2015 taxes which have been paid by Grantors. By acceptance of delivery of this instrument, Grantees assume and agree to pay all future taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. Matters shown on the Plan of record in Plat Book 7900, page 509 and amended in Plat Book 7900, page 74 9, said Register's Office.

3. Restrictive Covenants contained in instrument of record in Book 7798, page 843, said Register's Office.

4. Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 8920, page 65 and amended in Book 9500, page 393, Book 9860, page 840 and Book 10694, page 541, said Register's Office.

5. Assessments and Easements set out in Declaration of Covenants, Conditions and Restrictions contained in an instrument of record in Book 8920, page 65 , said Register's Office.

6. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 7993, page 269, said Register's Office.

7. Amenities Area of record in Book 7900, page 807 and Book 9443, page 538, said Register's Office.

8. Grant of Easement to Comcast of Nashville, I, LLC of record in Instrument No. 20131021-0109635, said Register's Office.

9. Rights of others in and to the use of the common areas/elements.

This is improved property known as: **4705 Potomac Lane, Brentwood, TN 37027-4749**.

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 Grantors covenant with the said Grantees that they 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 further covenant and bind themselves, their heirs and assigns, 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 person whomsoever.

WITNESS my hand this 23rd day of October, 2015.

C. Wayne Ozment

Martha A. Ozment

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, C. Wayne Ozment and Martha A. Ozment, the within named bargainor, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 23rd day of October, 2015

(Seal)

WESLEY D. TURNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 2, 2018

Notary Public

My Commission Expires: 7-2-2018