THIS INSTRUMENT WAS PREPARED BY Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 540 Nashville, TN 37203	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ **429,900.00**. Marlene Mitchell Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7thDAY OF MARCH, 2016. Karen McCalla Notary Public MY COMMISSION EXPIRES: March 23, 2019 (AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20160018896 DEEDWARR
Recvd: 03/08/16 11:38 2 pgs
Fees:13.00 Taxes:1590.63
20160308-0022118

KAREN McCALLA NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David Jennings	owner	MAP 112
494 Deer Ridge Lane	494 Deer Ridge Ln.	PARCEL 151.00
Nashville, TN 37221	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, **Glen A. Yarbrough and wife, Lori J. Yarbrough**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **David Jennings and Pamela Jennings, 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:

A certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Proposed 5.0 acre tract being part of the real property described as follows:

LAND in the 9th Civil District of Davidson County, Tennessee, and being described according to a survey by P. A. Chapedelaine, Tennessee Surveyor No. 882, dated May 2, 1983, and being a 10.02 acre tract (Tract No. 13) served by an unnamed easement road which existing with gravel prior to July 1, 1984, and said easement road being established on May 8, 1979, by instrument of record in Book 5393, Page 898, Register's Office for Davidson County, Tennessee, and the within described property consisting of more than 10 acres, described as follows:

BEGINNING at an iron pin in the center of Gerry Easement Road after being measured along the centerline of Leon Easement Road 1931.93 feet in a northeasterly direction from a point being measured along the centerline of an easement road 536.47 feet in a northerly and northeasterly direction from an iron pin in the center of said easement road which joins the road described in Book 5393, Page 898, Register's Office for Davidson County, Tennessee, also being R. C. Bibb's northwest corner as shown in Book 5976, Page 555, Register's Office for Davidson County, Tennessee; thence with the center of said continuing easement road which all purchasers of Heath tracts having a right to ingress and egress over and insuring to their heirs, successors and assigns, but with the duties described in Book 5393, Page 898, and now the within conveyed land being described as follows: With the centerline of Gerry Easement Road North 45 deg. 03 min. 45 sec. East 572.47 feet to a point; North 59 deg. 50 min. 26 sec. East 29.64 feet to a point, and with a curve northeasterly direction 198.89 feet and with a curve again in center of Gerry Road 70.0 feet to a point; thence leaving Gerry Easement Rod, South 34 deg. 29 min. 13 sec. East 532.24 feet to an iron pin; thence South 50 deg. 28 min. 04 sec. West 773.10 feet to an iron pin; thence North 44 deg. 56 min. 15 sec. West 498.95 feet to the point of BEGINNING.

INCLUDED in the above described tract, but EXPRESSLY EXCLUDED from this conveyance is the following, described tract:

LAND in the 9th Civil District of Davidson County, Tennessee, and being described according to a survey of John Kohl, dated May 17, 1987, as follows:

BEGINNING at a point in the centerline of Deer Ridge Lane, also being known as Gerry Easement Road, being the same point of beginning in the aforementioned 10.02 acre tract (Tract No. 13), at the northeast corner of Tract No. 14, thence along said center line North 45 deg. 03 min. 45 sec. East 421.12 feet to a point; thence severing Tract No. 13, South 44 deg. 56 min. 15 sec. East 538.80 feet to a point in the northerly line of Tract No. 10; thence along said line South 50 deg. 28 min. 04 sec. West, 423 feet to the southeast corner of Tract No. 14; thence along the easterly line of Tract No. 14; North 44 deg. 56 min. 15 sec. West 498.95 feet to the point of BEGINNING.

Being the same property conveyed to Glen A. Yarbrough and wife, Lori J. Yarbrough by Warranty deed from Gary Smith and wife, Alison Hiatt Smith of record in Book 10958, page 175, Register's Office for Davidson County, Tennessee, dated June 2, 1988 and recorded on June 2, 1998.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is IMPROVED property known as **494 Deer Ridge Lane, 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, 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 our hands this the 7th day of March, 2016.

Glen A. Yarbrough

Lori J. Yarbrough

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Glen A. Yarbrough** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 7th day of March, 2016.

My Commission expires: 1-4-16

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Lori J. Yarbrough** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 7th day of March, 2016.

My Commission expires: 1-4-16

Notary Public

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