This document prepared by (and after recording return to):	
Name:	**William Davis, Attorney, P.C.**
Address:	**219 Ward Circle, Ste 5**
City, State, Zip:	**Brentwood, TN, 37027**
Phone:	**615-369-0039**

BILL GARRETT, Davidson County
Trans:T20160045832 DEEDWARR
Recvd: 06/01/16 08:51 2 pgs
Fees:13.00 Taxes:4621.30
20160601-0054733

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WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Donald K. Jenny and wife, Phyllis P. Jenny,** hereinafter referred to as "Grantor", has this day bargained and sold, and by these present does hereby transfer and convey unto **Amy Adams Strunk**, hereinafter "Grantee", the following lands and property, together with all improvements located thereon, lying in the County of Davidson, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 809 on the Final Plat of Abbottsford Phase 2, Revision 1, of record in Instrument Number 20010502-0044874, revised in Instrument Number 20020305-0027572, corrected in Instrument Number 20020828-0104512, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Donald K. Jenny and wife, Phyllis P. Jenny, by Warranty Deed from Elaine C. McWilliams, married, dated 06/30/2008 and filed for record on 07/01/2008 in Instrument Number 20080701-0067809, Register's Office for Davidson County, Tennessee.

This is improved property also known as 809 Foster Hill, Nashville, Tennessee, 37215.
Map and Parcel Number 117130B17200CO

THIS CONVEYANCE IS SUBJECT to all encumbrances, easements, rights-of-way, restrictive covenants and other matters of public record as may affect the property, all matters of survey, taxes and assessments, and mineral reservations of record, if any 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.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's assigns forever, with all appurtenances thereunto belonging.

GRANTOR does for Grantor and Grantors' heirs, personal representatives, executors and assigns forever hereby covenant with GRANTEE that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the lands against all claims whatsoever.

WITNESS Grantor's hand this the 24th day of May, 2016

Donald K. Jenny -Grantor

Phyllis P. Jenny -Grantor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Donald K. Jenny and Phyllis P. Jenny, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 24 day of May, 2016.

NOTARY PUBLIC

My Commission Expires:
12/27/2016

W. WILLIAM DAVIS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

Grantee(s) Name, Address:	Send Tax Statement To:
Amy Adams Strunk	
809 Foster Hill	Same
Nashville, TN 37015	

STATE OF TENNESSEE
COUNTY OF Williamson

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is **$1,249,000.00** which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subscribed and sworn to before me this 24th day of May, 2016.

Affiant

Notary Public

My commission expires:

6/19/18

Emily Kornbau State of Tennessee Notary Public Sumner County My Commission Expires June 19, 2018