

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $589,900.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE THIS THE 27th day of May, 2016.

NOTARY PUBLIC

My commission expires: 10-7-19

THIS INSTRUMENT PREPARED BY

Birthright Title, LLC
2734 N. Mt. Juliet Road
Mt. Juliet, TN 37122

BILL GARRETT, Davidson County
Trans:T20160048428 DEEDWARR
Recvd: 06/08/16 11:51 2 pgs
Fees:13.00 Taxes:2182.63
20160608-0057888

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Jess C. Jennings and Morgan W. Jennings	Bank of America, NA C/O PHH Mtg.	087100A02300CO
(NAME)	(NAME)	
321 Bournemouth Lane	1 Mortgage Way	
(ADDRESS)	(ADDRESS)	
Hernitage, TN 37076	Mount Laurel, NJ 08054	

Warranty Deed

For and in Consideration of the sum of $10.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **Alan R. Wise, unmarried,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Jess C. Jennings and wife, Morgan W. Jennings**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 123 on the Final Plat of Aarons Cress, a cluster lot development, Phase 1-B, filed of record in INstrument No. 20070910-0108427, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Alan R. Wise, unmarried by deed from Erik Scoggin, unmarried, of record in Instrument No. 20081229-0123064, Register's Office of Davidson County, Tennessee.

This property is __unimproved _X_improved property known as: 321 Bournemouth Lane, Hermitage, TN 37076.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where

the real property is situated.

Witness our hands this 27th day of May, 2016.

Alan R Wise

Alan R. Wise

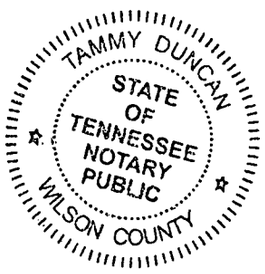
STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Alan R. Wise, the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 27th day of May, 2016.

Tammy Duncan

Notary Public
My Commission Expires: 4/17/19



After Recording Return to:
Birthright Title, LLC
2734 N. Mt. Juliet Road
Mt. Juliet, TN 37122