THIS DOCUMENT PREPARED BY:
Stephanie Glenn
Heritage Title & Escrow Company, Inc.
123 Fifth Ave. North
Franklin, TN 37064
615-790-8116
File No. 16-0233

Map-Parcel No. 173-04-0A 067.00 CO

Property Address:
4737 Aaron Drive, Cane Ridge, TN 37013

Davidson County DEEDWARR
Recvd: 06/28/16 11:06 3 pgs
Fees:18.00 Taxes:736.30
20160628-0065776

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WARRANTY DEED

Send Tax Statements To:
Movement Mortgage, LLC
841 Seahawk Circle
Virginia Beach, VA 23452

Grantee's Name, Address:
NICOLE Y. J. GANT
4737 Aaron Drive
Cane Ridge, TN 37013

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **CHERYL W. JENNINGS, unmarried,** hereinafter referred to as "Grantor," has this day bargained and sold, and by these presents does hereby transfer and convey unto **NICOLE Y. GANT, an unmarried woman**, 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. 67, on the Plan of Subdivision for Phase 1 of Oak Highlands, of record in Book 6900, page 431-435, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to JOHN E. JENNINGS and wife, CHERYL W. JENNINGS by Warranty Deed from JOSEPH ROSS and wife, MICHELLE ROSS, by deed dated 10/30/1998, and recorded on 11/12/1998, Register's Office for Davidson County, Tennessee.

JOHN E. JENNINGS died December 29, 2007, said property vested in CHERYL W. JENNINGS, as surviving tenant by the entirety.

This is improved property known as, 4737 Aaron Drive, Cane Ridge, TN 37013.

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

AND I DO COVENANT with said Grantee, her heirs, and assigns, that I am lawfully seized and possessed of said property, that I have a good and lawful right to sell and convey the same, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

1. 2016 Davidson property taxes are a lien not yet due and payable.
2. All matters on the Plan of record in Plat Book 6900, page 432, Register's Office for Davidson County, Tennessee.
3. Conveyance of the open space to Oak Highlands Homeowner's Association, Inc., of record in Instrument No. 20000502-0044049, and Instrument No. 20040217-0017737, Register's Office for Davidson County, Tennessee.
4. Charter for Homeowners Association of record in Book 7337, page 259, as amended in Book 8765, page 100, and Instrument No. 20070807-0093758, Register's Office for Davidson County, Tennessee.

5. Declaration of Covenants, Conditions and Restrictions of record in Book 7350, page 24, as amended in Book 7367, page 587, Book 8765, page 77, Instrument No. 20000428-0042354, Instrument No. 20020725-0089130, and Instrument No. 20020725-0089131, Register's Office for Davidson County, Tennessee.
6. By-Laws of record in Book 8765, page 90, Register's Office for Davidson, County, Tennessee.

7. Storm Water Detention Agreement of record in Book 7189, page 379, Register's Office for Davidson County, Tennessee.

8. Deed of Conveyance to the Metropolitan Government of Nashville and Davidson County of record in Book 7748, page 448, and Book 7748, page 453, Register's Office for Davidson County, Tennessee.

9. Subject to all matters on Boundary Plat of record in Plat Book 6900, page 431, Register's Office for Davidson County, Tennessee.

AND I DO FURTHER COVENANT and bind myself, my heirs and assigns, to warrant and defend the title hereto against lawful claims and demands of all persons whomsoever.

IN TESTIMONY WHEREOF, I have hereunto set my signature, this 16th day of June, 2016.

Cheryl W. Jennings

CHERYL W. JENNINGS

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

PERSONALLY appeared before me, the undersigned, a Notary Public in and for said county and state, the within named **CHERYL W. JENNINGS**, with whom I am personally acquainted (or upon sufficient evidence provided) and who acknowledged that she, executed the within instrument for the purposes therein contained as her free act and deed.

WITNESS my hand and official seal this 16h day of June, 2016.

STEPHANIE A. GLENN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public

My Commission expires: 2-18-19

STATE OF TENNESSEE
COUNTY OF

I CERTIFY and does hereby swear or affirm that the actual consideration or value, whichever is greater for this transfer is the sum of $199,000.00.

Jessica Cole

Affiant

SWORN TO and subscribed before me on this 16th day of June, 2016.

Jennifer Chandler Cole

Notary Public

My Commission expires: _____

JENNIFER CHANDLER COLE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JAN. 6, 2020

Certificate of Authenticity

I, Jennifer Chandler-Cole do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TENNESSEE
County of DAVIDSON

Personally appeared before me, Maxine J. Rucker, a notary public for this county and state, Jennifer Chandler- Cole who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

MAXINE J. RUCKER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JAN. 6, 2020