SPECIAL WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $175,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF July, 2016.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

SANDRA L. ARRAS NOTARY PUBLIC OF TENNESSEE DAVIDSON COUNTY My Commission Expires 05-06-2018

File No.: HK--16-401-II

THIS INSTRUMENT WAS PREPARED BY
COMMERCE TITLE & ESCROW, LLC
513 3RD AVE SOUTH, NASHVILLE, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Richard Lewis Jennings	NEW OWNER	**064-02-035.00**
(NAME)	(NAME)	
5141 Virginia Way Ste 320 (ADDRESS)	(ADDRESS)	
Brentwood TN 37027 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee(s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, THE ESTATE OF MARTHA K. BRIGNOLA, (herein referred to as Grantor) has this day bargained and sold, and does hereby transfer and convey unto the said RICHARD LEWIS JENNINGS, the Grantee herein, its (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot 193, BRANDYWINE FARMS, SECTION TEN, as shown on plat of record in Plat Book 4300, Page 177, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Docket No. 16P190 and Warranty Deed from Joel F. Throneberry, Jr. and wife, Betty Throneberry to Edward L. Brignola and wife, Martha K. Brignola, as recorded on the 14th day of August, 1973 in Deed Book 4737, Page 49, in the Register's Office of Davidson County, Tennessee. Edward L. Brignola and Martha K. Brignola remained married without intervening divorce or legal separation until the death of Edward L. Brignola, leaving Martha K. Brignola as the surviving tenant by the entirety. Martha K. Brignola died intestate on January 26, 2016, leaving Perry S. Brignola, Steven M. Brignola, and Kevin S. Brignola as the heirs of the Estate of Martha K. Brignola.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

This is improved property, known as *212 MONTCHANIN DRIVE, OLD HICKORY, TN 37138*

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee its (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, its (successors), heirs and assigns, against the lawful claims of all persons, claiming by, through or under the grantor.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

BILL GARRETT, Davidson County
Trans:T20160058496 DEEDWARRSP
Recvd: 07/08/16 15:32 3 pgs
Fees:18.00 Taxes:647.50
20160708-0070262

Witness my hand this 1 day of JULY, 2016, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Estate of Martha K. Brignola

_____, ADM
By: Perry S. Brignola
ITS: Administrator

_____
Perry S. Brignola

_____
Steven M. Brignola

_____
Kevin S. Brignola

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Perry S. Brignola, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they is the Administrator of the Estate of Martha K. Brignola, and as such Administrator, he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 1st day of July, 2016.

_____
Notary Public
My Commission Expires: 5/5/20

(SEAL)

ADAM G LAFEVOR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-05-2020

STATE OF Tennessee
COUNTY OF Davidson

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

Witness my hand and official seal, this the 1st day of July, 2016.

_____
Notary Public
My Commission Expires: 5/5/20

(SEAL)

ADAM G LAFEVOR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-05-2020

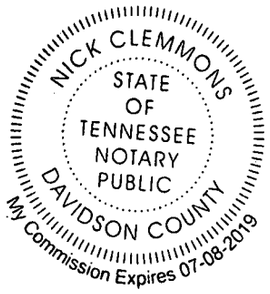
STATE OF Tennessee
COUNTY OF Davidson

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

Witness my hand and official seal, this the 1st day of July, 2016.

Notary Public
My Commission Expires: 7-08-2019

(SEAL)



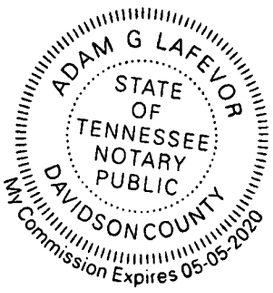
STATE OF Tennessee
COUNTY OF Davidson

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

Witness my hand and official seal, this the 1st day of July, 2016.

Notary Public
My Commission Expires: 5/5/20

(SEAL)



RETURN TO:

COMMERCE TITLE &
ESCROW, LLC
513 3RD AVE SOUTH
NASHVILLE, TN 37210
(615)515-7171