WARRANTY DEED

KEVIN N. LOWRY STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

State of Tennessee
County of Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $180,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8TH DAY OF JULY, 2016

Notary Public

MY COMMISSION EXPIRES: 5-20-17

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rick G. Mansfield, Attorney at Law, 110 South Maple Street, Murfreesboro, TN 37130

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Austin T. Jennings	Pinnacle Bank	182-00-0-013.02 and 182-00-0-014.00
(NAME)	(NAME)	
13820 Old Hickory Boulevard	114 W. College St.	
(ADDRESS)	(ADDRESS)	
Cane Ridge, TN 37013	Murfreesboro, TN 37130	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Toni Jennings and Troy Jennings, wife and husband,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Austin T. Jennings, unmarried,** hereinafter called the GRANTEE, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

TRACT I:
Land in Davidson County, Tennessee, being part of the "Porter Property" located on Hobson Pike and described according to a survey by John Kohl, Surveyor, dated September 23, 1968. Beginning at a point in the center of Hobson Pike, being the southwest corner of the property conveyed to Newman C. Shankle and wife, in Book 3529, page 349, Register's Office for Davidson County, Tennessee; thence with the center line of Hobson Pike, North 21 degrees 18 minutes west 100 feet; thence continuing with said center line North 26 degrees 50 minutes west 100 feet; thence continuing further with said center line north 30 degrees 35 minutes west 100 feet to a point, thence north 84 degrees 40 minutes east 415 feet to a corner post; thence south 2 degrees 35 minutes west 235 feet to a point; thence north 88 degrees west 100 feet to a point; thence south 5 degrees east 95 feet to a point; thence north 87 degrees 45 minutes west, 168 feet to the point of beginning.

TRACT II:
Land in the 5th Civil District of Davidson County, Tennessee, being the James F. Barnes Lot according to an unrecorded plot plan described as follows: Beginning at a point in the center of Old Hickory Boulevard at a line adjoining the property conveyed to Fred J. Koehler of record in Book 4951, page 507, Register's Office, thence along said line N 3 deg. E 436 feet to a point; thence westerly 110 feet to a point; thence South 8 deg. E 95 feet to a point; thence N 89 deg. W 168 feet to a point in the center of Old Hickory Boulevard; thence S 32 deg. 15' E 430 feet more or less along the center of Old Hickory Boulevard, to the point of beginning, containing 1.42 acres more or less.

Being the same property conveyed to Toni Jennings and Troy Jennings, wife and husband, by deed dated May 14, 2012, from Janet M. White, unmarried, as shown of record as Instrument #20120525-0045709, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictive covenants of record.

unimproved ☐

This is improved ☑ property, known as 13820 Old Hickory Boulevard, Cane Ridge, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my/our hands this the 8th day of July, 2016.

BILL GARRETT, Davidson County
Trans:T20160059520 DEEDWARR
Recvd: 07/12/16 13:19 2 pgs
Fees:13.00 Taxes:666.00

20160712-0071340

Toni Jennings

Troy Jennings

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Toni Jennings and husband, Troy Jennings, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Murfreesboro, Tennessee this 8th day of July, 2016.

Notary Public

Commission expires: 5-20-17

KEVIN N. LOWRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

File No.: 14791