P16-7649-BW

THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE
Bankers Title & Escrow Corp. 5107 Maryland Way, Ste. 115 Brentwood, TN 37027	COUNTY OF Williamson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 1,300,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13 DAY OF July 2016 Notary Public MY COMMISSION EXPIRES: 10/23/19 (AFFIX SEAL)

ELIZABETH COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Donald K. Jenny	Pinnacle Bank	
237 Haverford Avenue	P.O. Box 331678	129-04-0-057-00
Nashville, TN 37205-3615	Murfreesboro, TN 37133	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Carl W. Stanberry and Brenda N. Stanberry, husband and wife**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Donald K. Jenny and Phyllis P. Jenny, husband and wife**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, and being Lot No. 1 on the plan of Bransford Realty Company's Subdivision of Lot No. 10 West Meade Subdivision, as of record at Book 547, Page 142, Register's Office for said County, together with the southerly one-half of West Meade Drive adjacent and continguious to the northerly line of said Lot No. 1 as closed by Council Bill No. 094-1021, Council of the Metropolitan Government of Nashville and Davidson County, Tennessee, as of record in the Metropolitan Court Clerk's Office for said County, all to which reference is hereby made for a more complete description of the property.

Being the same property conveyed to Carl W. Stanberry and wife, Brenda N. Stanberry by Warranty deed from Jeffrey R. Hanna and wife, Matraca M. Berg of record in Book 10764, page 58, Register's Office for Davidson County, Tennessee, dated January 21, 1998 and recorded on January 21, 1998.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED

(X) IMPROVED property known as **237 Haverford Avenue, Nashville, TN 37205.**

BILL GARRETT, Davidson County
Trans: T20160062496 DEEDWARR
Recvd: 07/20/16 14:22 2 pgs
Fees: 13.00 Taxes: 4810.00
20160720-0074838

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 _____ hand( ) this the 13th day of July, 2016.

Brenda N. Stanberry

Carl W. Stanberry by Brenda N. Stanberry, Attorney-in-Fact

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 **Brenda N. Stanberry** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 13th day of July, 2016.

My Commission expires 10/18/16

SAMUEL F. ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

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 **Brenda N. Stanberry** 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 on behalf of **Carl W. Stanberry**, as his Attorney in Fact, as the free act and deed of the within named **Carl W. Stanberry**.

Witness my hand and official seal this the 13th day of July, 2016.

My Commission expires 10/18/16

SAMUEL F. ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public