BILL GARRETT, Davidson County
Trans:T20160077238 DEEDWARR
Recvd: 09/02/16 12:10 2 pgs
Fees:13.00 Taxes:481.00
20160902-0092604

THIS INSTRUMENT PREPARED BY:
Horizon Land Title, Inc.
1000 Pleasant Grove Place, Ste. 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER
Randall Wayne Gannon Jr.
2615 Smith Springs Road
Nashville, TN 37217

MORTGAGEE
Cornerstone Home Lending
1177 W. Loop Street, Ste. 200
Houston, TX 77027

SEND TAX BILLS
Mortgagee

MAP-PARCEL:
MAP 135 00 0
PARCEL 207.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Bernard W. Jarrell and Blanche Jarrell, tenants by the entirety,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Randall Wayne Gannon Jr., a single man,** 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 the 2nd, formerly the 5th Civil District of Davidson County, Tennessee, being part of Lot No. 3 on the Plan of the Division of the Estate of John c. Estes, deceased, of record in Minute Book "J", Page 170, County Court for said County, described according to a survey made by George W. Watkins, Surveyor, July 28, 1958, as follows:

Beginning in the center of the new part of Smith Springs Road at a point 480 feet west of the northwest corner of the property conveyed to Buren Mack Bruce and wife, by deed from L. T. Stevens and wife, of record in Book 2856, Page 347, Register's Office for said county; thence with said road westerly 80 feet; thence south 25 degrees 00 minutes west 353.3 feet; thence south 87 degrees east 91 feet to a point 543 feet west of the southwest corner of the Bruce property; thence north 24 degrees 20 minutes west 314.5 feet to the beginning.

Being the same property conveyed to Bernard W. Jarrell, Jr. and wife, Blanche Jarrell, tenants by the entireties, by Quitclaim Deed from Bernard W. Jarrell, Jr. and Blanche Rainey, dated January 5, 1976, of record in Book 4986 Page 716 and re-recorded in Book 7811, Page 670, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all restrictions and easements of record, or which a visual inspection of the property would reveal; Right of Way Easement of record in Book 8182, Page 908; easements, covenants conditions and all matters and notes of record, Register's Office for Davidson County, Tennessee.

This is the same description as in previous deed of record.

Property Taxes for the current year have been agreed to by the parties and will be paid for by the Grantor.

This is improved property known as **2615 Smith Springs Road Nashville, TN 37217.**

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 our hands this 30th day of August, 2016.

Bernard W. Jarrell

Blanche Jarrell

STATE OF Tennessee
COUNTY OF Wilson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Bernard W. Jarrell and Blanche Jarrell, tenants by the entirety, the bargainor(s) 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 30th day of August, 2016.

NOTARY PUBLIC

STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 1.7.20

STATE OF Tennessee
COUNTY OF Wilson

The actual consideration or value, whichever is greater for this transfer is $130,000.00.

Randall Wayne Jarrell
AFFIANT

Subscribed and sworn to before me this 30th day of August, 2016.

NOTARY PUBLIC

STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 1.7.20