BILL GARRETT, Davidson County
Trans:T20160077977 DEEDWARR
Recvd: 09/06/16 14:55 2 pgs
Fees:13.00 Taxes:467.31
20160906-0093537

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $126,300.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF August, 2016.

Notary Public
MY COMMISSION EXPIRES: 3/20/18
File No. G16-5990D

SUMNER COUNTY TENNESSEE NOTARY PUBLIC

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
TN Rental Houses, LLC (NAME)	Same (NAME)	107-5-177
801 Patricia Drive (STREET ADDRESS)	PO Box 150979 (STREET ADDRESS)	
Nashville, TN 37217 (CITY) (STATE) (ZIP)	Nashville, TN. 37215 (CITY) (STATE) (ZIP)	

FOR AND IN 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 HEREBYACKNOWLEDGED, WE, **Jeffrey Jennings, unmarried**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **TN Rental Houses, LLC**, 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, being Lot No. 180 on the plan of BEL AIR SUBDIVISION, SECTION 2, as shown by plat of record in Plat Book 2900, Page 30, in the Register's Office for Davidson County, Tennessee.

BEGINNING at an iron pin in the Westerly margin of Patricia Drive at the Northeasterly corner of Lot 181; Thence Northwestwardly with said margin 70.4 feet to a concrete monument; Thence Northwardly and Westwardly around a cure with a radius of 20 feet 30.1 feet to a concrete monument in the Southerly margin of Karen Drive 71.5 feet to an iron pin at the Northeast corner of Lot 179; Thence Southwardly with the East margin of Lot 179, 110 feet to an iron pin; Thence Northeastwardly with the North line of Lot 181, 115 feet to the beginning.

BEING the same property conveyed to Jeffrey Jennings, a single man from Forest E. Jennings, by Quit Claim Deed dated July 13, 2000, as Instrument No. 20000719-0071308, in the Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. Restrictions as recorded in Book 2959, page 215, Book 2964, page 1, and Book 3096, page 485, Register's Office for Davidson County, Tennessee.
2. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 2900, page 30, Register's Office for Davidson County, Tennessee.

The 2015 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 801 Patricia Drive, 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. 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.

Witness my/our hand(s) this 30th day of August, 2016.

Jeffrey Jennings _____ August 30, 2016
Jeffrey Jennings Date

STATE OF Kansas

COUNTY OF Harper }

Personally appeared before me, the undersigned , a Notary Public in and for said County and State, the within named Jeffrey Jennings, 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.

My Commission Expires: 7-1-18 _____
Notary Public

KATLYNN BOEN
Notary Public - State of Kansas
My Appt. Expires

KATLYNN BOEN
Notary Public - State of Kansas
My Appt. Expires 7-1-18

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066