WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. M165332

WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20160088143 DEEDWARR
Recvd: 10/06/16 11:58 2 pgs
Fees: 13.00 Taxes: 588.30

20161006-0105810

Y-KW-16-2033-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $159,000.00.

Brittany H. Bannon
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF OCTOBER, 2016.

Deborah L. Bissell
Notary Public

MY COMMISSION EXPIRES: 4-28-19
(AFFIX SEAL)

DEBORAH L. BISSELL STATE OF TENNESSEE NOTARY PUBLIC PERRY COUNTY My Commission Expires APRIL 28, 2019

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Michael J. Bannon and Brittany H. Bannon	Metropolitan Bank	
(NAME) **2033 Shaylin Loop**	(NAME) 3500 Lakeland Dr., #501	**173-05-0A-231.00-CO**
(ADDRESS) **Antioch, TN 37013-8406**	(ADDRESS) Flowood, MS 39232	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JACOB RYAN JEANETTE AND ASHLEY JEANETTE, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MICHAEL J. BANNON AND BRITTANY H. BANNON, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE,** described as follows, to wit:

Land in Davidson County, Tennessee, being all of Lot No. 231 (Two Hundred Thirty One) on the Plan of Barnes Crossing, A Planned Unit Development, according to plat and survey as shown on Exhibit A of said Master Deed of record in Instrument Number 20050721- 0084791, as re-recorded of record in Instrument Number 20050805-0092480, and Amended of record in Instrument Number 20051114-0136938, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

Being the same property conveyed to Jacob Ryan Jeanette, unmarried by Warranty deed from Ole South Properties, Inc., a Tennessee Corporation of record in Instrument No. 20071016-0122843 Register's Office for Davidson County, Tennessee, dated October 12, 2007 and recorded on October 16, 2007. Ashley Jeanette joins in this instrument to convey any and all marital interest she may have in and to said property.

This conveyance is subject to:
- Subject to all matters on the Planned Unit Development Boundary Plan of Barnes Crossing of record in Instrument Number 20050128-0010427, in the Register's Office for DavidsonCounty, Tennessee.
- Covenants, Conditions and Restrictions of record in Instrument Number 20050721-0084791; re-recorded in Instrument No. 20050805-0092480 and Amended in Instrument No. 20051114-0136938, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 6791, Page 479, in the Register's Office for Davidson County, Tennessee.
- Grant of Easement of record in Instrument Number 20131021-0109630, in the Register's Office for DavidsonCounty, Tennessee.
- Easement to Metro of record in Instrument Number 20050721-0084791 and Instrument no. 20050811-0095171, in the Register's Office for DavidsonCounty, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2033 Shaylin Loop, Antioch, Tennessee 37013-8406**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 hand(s) this the 4th DAY OF OCTOBER, 2016.

Jacob Ryan Jeanette

Ashley Jeanette

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JACOB RYAN JEANETTE and ASHLEY JEANETTE, 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 4th of October, 2016.

Notary Public

My Commission Expires: 8/20/19



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212