Record and Send to:
~~Pearnley Martin & McDonald~~
25 Century Blvd, Ste 402
Nashville, TN 37214

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, is **$179,000.00** (One Hundred Seventy Nine Thousand).

AFFIANT

Subscribed to and sworn before me this 11th day of October, 2016.

NOTARY PUBLIC MY COMMISSION EXPIRES: 7.3.17 (NOTARY SEAL)

Davidson County DEEDWARR
Recvd: 10/12/16 13:30 2 pgs
Fees:13.00 Taxes:662.30
20161012-0107952

THIS INSTRUMENT PREPARED BY AND PLEASE RETURN TO:

GRISSIM TITLE & ESCROW, LLC.
1222 17th Avenue South, Nashville, TN. 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Bryan Espinosa 3810 Ashland City Highway Nashville, TN 37218	Owner at owner's address	06912001100

WARRANTY DEED

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 HEREBY ACKNOWLEDGED, I/WE, **WILLIAM A. JENNINGS, JR. AND WIFE, SANDRA JENNINGS**, HEREINAFTER CALLED THE **GRANTOR(S),** HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **BRYAN ESPINOSA, A SINGLE MAN,** HEREINAFTER CALLED THE **GRANTEE(S),** 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 13th, formerly 23rd Civil District of Davidson County, TN, described as follows:

BEGINNING at a point on the Southerly margin of the Ashland City Pike at the Northwest corner of the property devised to Ira Kennedy by Will of Lillie Hyde Buchanan of record in Will Book 65, Page 288, County Court for Davidson County, TN; thence with the Southerly margin of said pike Westwardly 175 feet, more or less to the Eastern boundary line of the Will McCall property; thence with McCall's Eastern boundary line Southwardly 166 feet, more or less, to the Northwest corner of the property conveyed to James Utley and wife from Florence Kennedy Smith; thence Eastwardly and parallel with said pike 175 feet, more or less, to the Western boundary line of said Ira Kennedy property; thence with the Western boundary line of said Kennedy property Northwardly 166 feet, more or less, to the point of beginning.

Being the same property conveyed to William A. Jennings, Jr., and wife, Sandra Jennings, as tenants by the entirety, with right of survivorship, by deed from Sandra Jennings of record in Instrument No. 20120124-0006525 dated January 18, 2012 and record January 24, 2012, Register's Office for Davidson County, Tennessee.

Being also known as 3810 Ashland City Highway, Nashville, TN 37218.

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

This is:	(**X**) IMPROVED ( ) UNIMPROVED	Property known as: **3810 ASHLAND CITY HIGHWAY** **NASHVILLE, TN 37218**

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. 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.

LTSR Number: GTE File: 2016104348

WITNESS, this 11th day of October, 2016

William A. Jennings, Jr.

Sandra Jennings

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 11th day of October, 2016, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **William A. Jennings, Jr. and Sandra Jennings** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged they executed the within instrument for the purposed therein contained.

Witness my hand and official seal on this the 11th day of October, 2016.

JEFFREY M. GRISHAM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires OCT. 15, 2016

Notary Public

Commission Expires: _____

Certificate of Authenticity

I, Ashlee D Page, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Ashlee D Page
Signature

State of Tennessee
County of Davidson

Personally appeared before me, Venikkia Cunningham a notary public for this county and state, Ashlee D. Page who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 9/25/19

VENIKKIA CUNNINGHAM STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMMISSION EXPIRES 9-25-2019

LTSR Number:

GTE File: 2016104348