WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160095608 DEEDWARR
Recvd: 10/28/16 15:00 2 pgs
Fees:13.00 Taxes:1609.50
20161028-0114315

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $435,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of October, 2016

Notary Public

MY COMMISSION EXPIRES: October 12, 2019

(AFFIX SEAL)

ANN C. WADDELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
Title Escrow of Brentwood, Inc., 5111 Maryland Way, Ste. 205, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Joshua Jennings	Joshua Jennings	14200028300
(NAME)	(NAME)	
7646 Highway 70 S	7646 Highway 70 South	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Nashville, TN 37221	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **GAT DEVELOPMENT CORPORATION, a Tennessee Corporation,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Joshua Jennings and Amber M. Jennings, as husband and wife as tenants in common,** 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:

Being Lot No. 3 on the plan of American Subdivision, Section Two, (re-subdivision of Lot 2) of record in Book 6050, page 306 and (re-subdivision of Lots 2, 3 and 4, Second Revision) of record in Book 6050, page 407, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Included in the conveyance is an Access and Parking Easement as set out in Book 7154, page 204, said Register's Office.

Being the same property conveyed to Arendall Gaw Tynes and Whitfield, Inc., a Tennessee corporation, by deed from Robert E. Robeson, Trustee, dated February 27, 1987 of record in Book 7154, age 204, Register's Office for Davidson County, Tennessee. Arendall, Gaw, Tynes & Whitfield, Inc. Quitclaimed all its interest to GAT DEVELOPMENT CORPORATION, of record in Book 10305, page 549, said Register's Office.

This conveyance is subject to 2016 taxes, paid and assumed by the Grantees; all matters on the plans of record; an Access and Parking Easement as set out in Book 7154, page 204; Overhead Line Easement to Metropolitan Government of Nashville and Davidson County, Tennessee, as set out in Book 8052, page 14, said Register's Office. Rights and claims of parties in possession. This property is being sold as is.

unimproved ☐

This is improved ☑ property, known as 7646 Highway 70 South, Nashville, TN 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my/our hands this 27th day of October, 2016.

GAT DEVELOPMENT CORPORATION

Dorsey H. Tynes
President

State of Tennessee
County of Williamson

Personally appeared before me, a notary public in and for the state and county aforementioned, Dorsey H. Tynes, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be President of GAT DEVELOPMENT CORPORATION and that he as such President executed the foregoing instrument for purposes therein contained, by signing the name of the entity by himself as President.

WITNESS my hand and seal this 27th day of October, 2016.

Notary Public Ann B. Waddell
My Commission Expires: October 12, 2019

ANN B. WADDELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

File No.: 2016-095