WARRANTY DEED

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$764,900.00~~ $761,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day of December, 2016

Notary Public

MY COMMISSION EXPIRES: 6/19/18

(AFFIX SEAL)

Emily Kornbau
State of Tennessee Notary Public
Sumner County
My Commission Expires June 19, 2018

THIS INSTRUMENT WAS PREPARED BY
Lehman Title & Escrow, LLC, 1646 Westgate Circle, Suite 102, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Michael Thomas Jennings	Same as new Owner	10502047700
(NAME)	(NAME)	BILL GARRETT, Davidson County
933 South Street		Trans:T20160109933 DEEDWARR
(ADDRESS)	(ADDRESS)	Recvd: 12/14/16 14:03 2 pgs
Nashville, TN 37203		Fees:13.00 Taxes:2819.03
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	20161214-0131194

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, **Key City Properties, LLC,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Michael Thomas Jennings and Tisha Dawn Jennings, husband and wife,** 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 Unit A on Exhibit "C" of Declaration of Covenants, Conditions and Restrictions for Eclaire Estates Homeowners Association of record in Instrument No. 20160205-0011373, Register's Office for Davidson County, Tennessee reference hereby made for a more specific description.

Being part of the same property conveyed to Key City Properties, LLC by Warranty Deed from Carolyn Farrell Marshall, Married recorded on January 21, 2016, of record in Instrument No. 20160121-0006074, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☐

This is improved ☑ property, known as 933 South Street, Nashville, TN 37203
(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 9th day of December, 2016.

KEY CITY PROPERTIES, LLC

Christopher M. Destefano
Member

State of Tennessee
County of Williamson

Personally appeared before me, a notary public in and for the state and county aforementioned, Christopher M. Destefano with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be Member of Key City Properties, LLC and that he as such Member executed the foregoing instrument for purposes therein contained, by signing the name of the entity by himself as Member

WITNESS my hand and seal this 9th day of December, 2016.

Notary Public J. Trent Lehman
My Commission Expires: 11/13/17

File No.: 11601

