WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $135,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF JANUARY, 2017.

Notary Public

MY COMMISSION EXPIRES: 3/2/18

(AFFIX SEAL)

O-VRES-16-318-T

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)
David Allen Rast and Johnathan William Lee Wysocki	Same as owner	
(NAME)	(NAME)	075-13-0-128.00
318 Jacksonian Drive	"	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076-1908	"	
(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, **STEVE JENKINS, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **DAVID ALLEN RAST AND JOHNATHAN WILLIAM LEE WYSOCKI, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP,** 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 Lot No. 7 on the Plan of Hermitage Hills of record in Plat Book 2900, Page (s) 48 and 49, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 7 fronts 80 feet on the Southwesterly side of Jacksonian Drive, and runs back 186 feet on the Southeasterly line and 180 feet on the Northwesterly line to a dead line in the rear measuring 80.25 feet thereon.

Being the same property conveyed to Steve Jenkins, unmarried by Warranty deed from Katherine A. Shadoin and Ronald A. Johnson, Sr of record in Instrument No. 20061030-0134537 Register's Office for Davidson County, Tennessee, dated October 17, 2006 and recorded on October 30, 2006.

THIS HAS NEVER BEEN A PRIMARY OR MARITAL RESIDENCE OF GRANTOR HEREIN.

This conveyance is subject to:
- Taxes for the year 2017, not yet due and payable;
- Subject to all matters shown on the Plan of record in Plat Book 2900, Page (s) 48 and 49, Register's Office for Davidson County, Tennessee;
- Restrictions of record in Book 2992, Page 53; Book 2998, Page 231 and Book 3135, Page 106, in the Register's Office for Davidson County, Tennessee;
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: 318 Jacksonian Drive , Hermitage, Tennessee 37076-1908.

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.

BILL GARRETT, Davidson County
Trans:T20170003142 DEEDWARR
Recvd: 01/12/17 09:58 2 pgs
Fees:13.00 Taxes:499.50
20170112-0003534

Witness my/our hand(s) this the 10th DAY OF JANUARY, 2017.

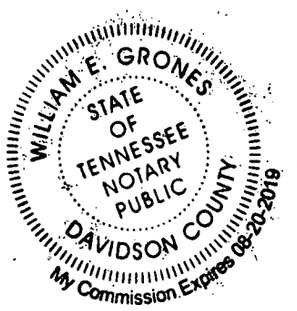
Steve Jenkins

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, STEVE JENKINS, 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 executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 10th of January, 2017.

Notary Public
My Commission Expires: 8/20/2019
(SEAL)



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