BILL GARRETT, Davidson County
Trans: T20170004793 DEEDWARR
Recvd: 01/18/17 12:17 2 pgs
Fees: 13.00 Taxes: 462.50
20170118-0005395

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, is $125,000.00 (One Hundred Twenty Five Thousand).

AFFIANT

Subscribed to and sworn before me this 13th day of January, 2017.

NOTARY PUBLIC MY COMMISSION EXPIRES:

JEFFREY M. GRISSIM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires SEPT. 7, 2020

(NOTARY SEAL)

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:
Family Venture Management, LLC 451 Autumn Lake Trail Franklin, TN 37067-2693	**SAME AS NEW OWNER**	06911007100

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, AS TENANTS BY THE ENTIRETY, WITH RIGHT OF SURVIVORSHIP,** HEREINAFTER CALLED THE **GRANTOR(S),** HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **FAMILY VENTURE MANAGEMENT, LLC,** 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, formally 23rd Civil District of Davidson County, TN, as described as being Lot No. 2 and described as follows:

BEGINNING at a point in the center of the Old Hydes Ferry Pike at the Southeast corner of the property conveyed to Willie McCall and wife by Deed from Noah H. Cooper of record in Book 634, Page 284, RODC, TN; thence with the Eastern boundary line of said McCall property North 34 deg. 40 min. East 574.2 feet to a stake in the Southern boundary line of the property conveyed to Walkup; thence with the Southern boundary line of said Walkup property South 71 deg. 10 min. East 88 1/2 feet; thence Southwardly 605.00 feet, more or less, to a point in the center of said Old Hydes Ferry Pike said point being in the center of the Southern boundary line of the property conveyed to J.B. Kennedy by Deed from J.H. Enloe and wife, of record in Book 330, Page 630, RODC, TN; thence with the center of said pike Northwestwardly 50 feet, more or less, to the point of beginning.

Included in the above description, but expressly excluded is that property taken for the Ashland City Pike.

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. 20120124-0006527, Register's Office for Davidson County, Tennessee dated January 18, 2012 and recorded January 24, 2012.

Being also known as 3820 Hydes Ferry Road, Nashville, Tennessee 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: **3820 HYDES FERRY ROAD** **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: 2017014447

WITNESS, this 13th day of January, 2017

William A. Jennings, Jr.

Sandra Jennings

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 13th day of January, 2017, 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 13th day of January, 2017.

Notary Public

Commission Expires:

JEFFREY M. GRISSIM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires SEPT. 7, 2020

LTSR Number:

GTE File: 2017014447