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BOX 10-A

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 170310982** BILL GARRETT, Davidson County Trans:T20170026915 DEEDWARR Recvd: 03/30/17 13:03 2 pgs Fees:13.00 Taxes:3496.50 20170330-0031127	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $945,000.00. Jessica W. Jennings Affiant Subscribed and sworn to before me, this 29th day of March, 2017. Notary Public My Commission Expires: WILLIAM T. CHAPMAN, IV STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 10, 2018

WARRANTY DEED

Address New Owner: Brian P. Weissmann and Page A. Weissmann 2104 ELDERTON CT Brentwood TN 37027-4882	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 171-07-0B-004.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Stephen T. Jennings and Jessica W. Jennings, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Brian P. Weissmann and Page A. Weissmann, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 204, PHASE 1, ANNANDALE (Erroneously referred to as Annadale in Deed of Acquisition), as shown on plat of record in Instrument No. 20051209-0148093, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Stephen T. Jennings and Jessica W. Jennings, husband and wife by Warranty Deed from Hidden Valley Homes, LLC, a Tennessee limited liability company, recorded on the 5th day of October, 2012 in Instrument No. 20121005-0091502, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2017 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PHASE 1, ANNANDALE, as recorded in Instrument No. 20051209-0148093.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Instrument No. 20051128-0142346, amended at Instrument No. 20070302-0026101.

Charter of Annandale Homeowners Association, Inc. recorded at Instrument No. 20060203-0013943.

Stormwater Detention Agreement as set forth in instrument recorded in Instrument No. 20050526-0059633.

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

Conveyance of open space and common areas recorded at Instrument No. 20150116-0004896. Construction and Maintenance Agreement as set forth in instrument recorded in Instrument No. 20060323-0033141.

This is improved property located at 2104 ELDERTON CT Brentwood TN 37027-4882

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 29th day of March, 2017.

Stephen T. Jennings

Jessica W. Jennings

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Stephen T. Jennings and Jessica W. Jennings, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29th day of March, 2017.

Notary Public

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES
SEPTEMBER 10, 2018