WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20170042706 DEEDWARR
Recvd: 05/19/17 09:44 2 pgs
Fees: 13.00 Taxes: 684.50
20170519-0049818

HUTCHINSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER
My Comm. Expires February 25, 2020

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$185,000.00.**

Affiant

Subscribed and sworn to before me this 15 day of May, 2017

Notary Public
My Commission expires: 2/25/20
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Thomas Jedrzynski	BancorpSouth Bank	161-04-0-074.00
316 April Lane	P.O. Box 3356	
Nashville, TN 37211	Tupelo, MS 38803	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Thomas G. Luken, Jr., unmarried** hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Thomas Jedrzynski, an unmarried man and Madison Glasgow, an unmarried woman, as joint tenants with right of survivorship**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, Being Lot 7, PLAN OF APRIL LANE SUBDIVISION, as shown on plat of record in Plat Book 2330, Page 132, 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 Thomas G. Luken, Jr., married from Linda F. McDaniel by Warranty Deed on April 6, 2007, of record in Instrument Number 20070411-0043397, Register's Office for Davidson County, Tennessee. Beth Luken having conveyed her interest to Thomas G. Luken by Quitclaim Deed of record in Instrument Number 20170519-0049817, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2017 and subsequent years a lien, but not yet due and payable.
- Subject to all matters as shown on the Plan of record in Plat Book 2330, Page 132, Register's Office for Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 6280, Page 205, Register's Office for Davidson County, Tennessee.

This is improved property known as: **316 April Lane, Nashville, TN 37211**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this May 15, 2017.

Thomas G. Luken, Jr.

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Thomas G. Luken, Jr.** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this May 15, 2017

Notary Public

My commission expires 11-6-17

JENNIFER R. PIERCE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY