WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170043752 DEEDWARR
Recvd: 05/23/17 12:00 2 pgs
Fees:13.00 Taxes:965.70
20170523-0051144

R-P-17-2117

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $261,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF MAY, 2017.

Notary Public

MY COMMISSION EXPIRES: 5/8/18 (AFFIX SEAL)

ANGELA Y. POSTON-WILLIAMS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

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)
Howard Ellsworth Jennings, Jr. and Laura Jennings	F & M Bank	
(NAME) **2117 Geneiva Drive**	(NAME) 50 Franklin st	**072-08-0-052.00**
(ADDRESS) **Nashville, TN 37216**	(ADDRESS) Clarksville, TN 37040	
(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, **DORA E. MCCARY, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **HOWARD ELLSWORTH JENNINGS, JR. AND LAURA JENNINGS, HUSBAND AND WIFE,** 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. 28 on the Plan of Geneiva Heights, as of Record in Book 2083, Page 65, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point in the Easterly margin of Geneiva Drive at the corner of Lots 28 and 29; thence with the line between said Lots, Northeasterly 140.2 feet to the Westerly line of Lot No. 27; thence with the line between Lots 27 and 28, Southeasterly 104.5 feet to the Northerly margin of Berrywood Drive; thence with the margin of the same Southwesterly 120 feet to the beginning of a curve; thence around said curve, Westerly 31.42 feet to the Easterly margin of Geneiva Drive; thence with the margin of the same, Northwesterly 80 feet to the point of beginning.

Being the same property conveyed to Dora E. Boyd by Warranty deed from Harold Taylor, devisee of Bessie Taylor, deceased of record in Instrument No. 20000530-0053393 Register's Office for Davidson County, Tennessee, dated May 26, 2000 and recorded on May 30, 2000.

The said Dora E. Boyd having since married and now being known as Dora E. McCary.

This conveyance is subject to:
- Taxes for the year 2017 and subsequent.
- Matters shown on the Plan of record in Plat Book 2083, Page 65, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 2204, Page 601, in the Register's Office for Davidson County, Tennessee.
- Easement to Tennessee Electric Power Company of record in Book 769, Page 83, in the Register's Office for Davidson County, Tennessee.
- Easement for TVA of record in Book 1334, Page 47, in the Register's Office for Davidson County, Tennessee.
- Deed of Conveyance to City of Nashville, Waterworks Department for Water Mains of record in Book 2245, Page 549, in the Register's Office for Davidson County, Tennessee.
- Easement for Public Utilities of record in Book 2249, Page 14, 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: **2117 Geneiva Drive, Nashville, Tennessee 37216**.

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.

Witness my/our hand(s) this the 17th DAY OF MAY, 2017.

Dora E. McCary

Dane McCary, ~~spouse of Dora E.~~ McCary, hereby joins in this conveyance and does transfer and convey any and all marital interest Dane McCary may have in and to the above-described tract or parcel of land.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DORA E. MCCARY, 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 17th of May, 2017.

Notary Public
My Commission Expires: 3/6/18
(SEAL)

LAURA MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DANE MCCARY, 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/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 17th of May, 2017.

Notary Public
My Commission Expires: 3/6/18
(SEAL)

LAURA MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

RETURN TO:
Rudy Title and Escrow, LLC
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Nashville, TN 37212