WARRANTY DEED

STATE OF Tennessee
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $307,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF AUGUST, 2017.

Notary Public

MY COMMISSION EXPIRES: 4/22/2020
(AFFIX SEAL)

KAYLA TABOR
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Laura Perry, Homeland Title, LLC, 1896 General George Patton Drive, Suite 200, Franklin, TN 37067

File No.: HTF17-070195

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Victor Lancaster, a Single Man	Victor Lancaster, a Single Man	
(NAME) 6712 Autumn Oaks Drive	(NAME) 6712 Autumn Oaks Drive	181-10-0A-035.00-CO
(ADDRESS) Brentwood, TN 37027	(ADDRESS) Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Three Hundred Seven Thousand And No/100 Dollars ($307,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, ASHLYN M. JENNINGS, A MARRIED WOMAN, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO VICTOR LANCASTER, A SINGLE MAN, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A 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. 351 on the Plan of Section One, Autumn Oaks of record in Plat Book 9700, Page (s) 913 and 914, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Ashlyn M. Breaux by Warranty Deed from John D. Haywood and wife, Stephanie Haywood of record in Instrument No. 20130805-0081565 Register's Office for Davidson County, Tennessee, dated July 31, 2013 and recorded on August 05, 2013.

Ashlyn M. Breaux having since married and is now known as Ashlyn M. Jennings.

David Jennings, husband of Ashlyn M. Jennings, joins in this conveyance to convey any marital rights to said property if any.

BILL GARRETT, Davidson County
Trans:T20170072579 DEEDWARR
Recvd: 08/22/17 09:20 2 pgs
Fees:13.00 Taxes:1135.90
20170822-0085945

unimproved ☐
This is improved ☑ property, known as 6712 Autumn Oaks Drive, Brentwood, TN 37027
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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.

THIS CONVEYANCE is made subject to all zoning ordinances, easements, and restrictions of record insofar as the same may lawfully affect the above-described property.

Witness Ashlyn M. Jennings, a married woman this 14th day of August 20 17.

Ashlyn M. Jennings

Ashlyn M. Jennings, formally known as Ashlyn M. Breaux

David Jennings

STATE OF Tennessee
COUNTY OF ~~DAVIDSON~~ Williamson Dec

On this the 14th day of August, 2017, before me personally appeared Ashlyn M. Jennings, formally known as Ashlyn M. Breaux, and David Jennings to me this day and acknowledged and executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the14th day of August, 2017.

Deanna L Cooper
Notary Public

My Commission Expires: 5/13/2020

(SEAL)

DEANNA L COOPER
NOTARY PUBLIC
STATE OF TENNESSEE
MARSHALL COUNTY