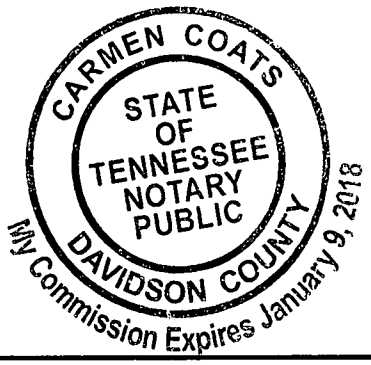
BILL GARRETT, Davidson County
Trans:T20170075417 DEEDWARR
Recvd: 08/29/17 15:23 2 pgs
Fees:13.00 Taxes:906.13
20170829-0088825

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $244,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of August, 2017.

Carmen Coats
Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Caitlin O'Malley Rice	RENASANT BANK	096-06-0-204.00
(NAME)	(NAME)	
2924 Sinbad Drive	2001 PARK PLACE N, STE 150	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	BIRMINGHAM, AL 35203	
(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 considerations, the receipt of which is hereby acknowledged, we, **Kyle Jarrett and Brittney Jarrett, husband and wife**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Caitlin O'Malley Rice and Jeremy Brennan Rice, wife and husband**, hereinafter called the GRANTEE(S), their heirs and/or 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. 18, on the plan of CLOVERHILL, Section No. II, of record in Plat Book 2133, Page 46, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Joseph J. Zarbock and Eunice T. Zarbock, husband and wife by Warranty Deed from Charlie Lashlee, married, dated 09/29/2014, recorded on 10/01/2014 of record in Instrument No. 20141001-0090391; and also being the same property conveyed to Kyle Jarrett and Brittney Jarrett, husband and wife by Warranty Deed from Joseph J. Zarbock and Eunice T. Zarbock, husband and wife, dated 02/28/2017, recorded on 03/01/2017 of record in Instrument No. 20170301-0020264, in the Register's Office for Davidson County, Tennessee.

Subject to the following: Taxes for the year 2017 and subsequent years, a lien not yet due and payable; All matters shown on the plat of record in Plat Book 2133, Page 46, in the Register's Office for Davidson County, Tennessee; Covenants, conditions, easements and restrictions of record in Book 2145, Page 262, in the Register's Office for Davidson County, Tennessee; Grant of Transmission Line Easement recorded in Book 1163, Page 698, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 2924 Sinbad Drive, Nashville, TN 37214

(House Number) (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 GRANTEE(S), their heirs and/or 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/or 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 our hands this 25th day of August, 2017.

Kyle Jarrett

Brittney Jarrett

State of Tennessee
County of Wilson

Personally appeared before me Kyle Jarrett and Brittney Jarrett, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 25th day of August, 2017.

Notary Public Tracey Trumphour - MJ
My Commission Expires: 5.17.21

TRACEY TRUMPHOUR
STATE OF TENNEESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122