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STATE OF TENNESSEE 20874
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $235,000.00

Forest E. Jennings
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF November, 2017.

Ollie Mai Parsley
Notary Public Ollie Mai Parsley
MY COMMISSION EXPIRES: 3/ 6/2018

OLLIE MAI PARSLEY NOTARY PUBLIC STATE OF TENNESSEE MY COMMISSION EXPIRES 3-6-2018

THIS INSTRUMENT WAS PREPARED BY
J. Blake Freeman, Attorney at Law, 323 Emery Drive, Nashville, TN 37214-3113

NAME	ADDRESS
Address New Owner(s) as Follows: Karen R. Fitzke	Send Tax Bills To: new owner
(Name) 5904 Stone Mill Road	(Name)
(Street Address or Route Number) McDonald, TN 37353	(Street Address)
(City) (State) (Zip)	(City) (State) (Zip)

Bill Garrett Davidson County
Batch# 24510 DEEDWARR
11/09/2017 02:46:48 PM 2 pgs
Fees: $13.00 Taxes: $869.50
20171109-0115685

Map-Parcel Number(s): 16204000800

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, Forest E. Jennings HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Karen R. Fitzke 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 the 2nd, formerly the 5th, Civil District, Davidson County, Tennessee, described as follows:

Beginning at a point in the northerly margin of Antioch Pike at the southeasterly corner of the property conveyed to David Earl Simpson of record in Book 3874, page 773, said Register's Office, said point being the southwesterly corner of the herein described tract of land; thence, with the northerly margin of said Pike, eastwardly 110 feet to a point; thence, northwestwardly 45 feet to a point; thence, with a line running parallel to the northerly margin of Antioch Pike, northwestwardly 110 feet to a point in Simpson's easterly line; thence, with Simpson's easterly line, southwestwardly 45 feet to the point of beginning.

BEING the same property conveyed to Forest E. Jennings by deed from James U. Rust, IV, dated April 16, 2009, and filed in Instrument No. 20090422-0036512, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all existing easements, restrictions and building setback lines of record and all zoning regulations applicable to subject property.

This is improved property known as 2422 Antioch Pike, Antioch, TN 37013.

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, their heirs and assigns, forever; and we do covenant with the said GRANTEE 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, 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 his/her/their hand(s) this 1st day of November, 2017.

Seller

Forest E. Jennings
Forest E. Jennings

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, Ollie Mai Parsley, a Notary Public within and for the State and County aforesaid, the within named Forest E. Jennings, the bargainor(s), 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 at Nashville, Tennessee, this 1st day of November, 2017.

My commission expires 3/6/2018.

Notary Public: Ollie Mai Parsley

