THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 171013816** RETURN TO: PREMIER ESCROW, LLC 4301 HILLSBORO ROAD, STE 300 NASHVILLE, TN 37215	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $600,000.00. Affiant Subscribed and sworn to before me, this 17th day of November, 2017. Notary Public My Commission Expires: 11/5/2020

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY TENN
My Commission Expires November 5, 2020

WARRANTY DEED

BOX 10-A

Address New Owner: Peter Sean Magargee 4303 Lealand Lane Nashville TN 37204-4231	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 132-05-052.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Mary Bailey Jennings, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Peter Sean Magargee, unmarried,** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, State of Tennessee, Being Lot No. 10, on the Plan of Glendale Park, Section One, as of record in Book 1130, Page 45, Register's Office for said County.

Said Lot No. 10 fronts 127 feet on the West side of Glendale Drive, or 10th South, (now Lealand Lane) and runs back between lines, 135 feet on the North line and 180 feet on the South line to a dead line in the rear on which it measures 136 feet.

Being the same property conveyed by Quitclaim Deed from John B. McKibbon, Jr., as Trustee Under the Will of Dawn McKibbon to Mary Bailey Jennings, as recorded on the 17th day of February, 2012 in Instrument No. 20120217-0013917 and Warranty Deed from Philip S. McSween and wife, Belinda S. McSween to John B. McKibbon, Jr., as Trustee Under the Will of Dawn McKibbon, as recorded on the 18th day of December, 2003 in Instrument No. 20031218-0180900, in the Register's Office of Davidson County, Tennessee.

David Felipe joins in the signing of this instrument to convey any marital interest he may have in the subject property.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2018 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of GLENDALE PARK, SECTION ONE, as recorded in Plat Book 1130, Page(s) 45.

Bill Garrett Davidson County
Batch# 27672 **DEEDWARR**
11/20/2017 10:41:46 AM 2 pgs
Fees: $13.00 Taxes: $2,220.00

20171120-0118739

This is improved property located at 4303 Lealand Lane Nashville TN 37204-4231

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 17th day of November, 2017.

Mary Bailey Jennings

David Felipe

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Mary Bailey Jennings and David Felipe, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 17th day of November, 2017.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018