Prepared by:
Record and Return to:
Chapman and Rosenthal Title, Inc
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

This document prepared by (and after recording return to):	
Name:	**William Davis, Attorney, P.C.**
Address:	**219 Ward Circle, Ste 6**
City, State, Zip:	**Brentwood, TN, 37027**
Phone:	**615-369-0039**
File Number:	**WWD-3318**

Bill Garrett Davidson County
Batch# 75079 **DEEDWARR**
04/02/2018 08:44:05 AM 2 pgs
Fees: $13.00 Taxes: $2,793.50

20180402-0029815

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WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Jannine Sullivan, unmarried,** hereinafter referred to as "Grantor", has this day bargained and sold, and by these present does hereby transfer and convey unto **Shauna Jennings and Newton Jennings, wife and husband**, hereinafter "Grantee", the following lands and property, together with all improvements located thereon, lying in the County of Davidson, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 51, Lakeview Manor, as shown on the plat of record in Plat Book 2133, pages 39, 40, and 41, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Jannine Sullivan, unmarried, by Warranty Deed from Louis M. Rieke and wife, Debra J. Rieke, dated 04/18/2014 and filed for record on 04/25/2014 in Instrument Number 20140425-0034802, Register's Office for Davidson County, Tennessee.

This is improved property also known as 5048 Lakeview Drive, Nashville, Tennessee, 37220.

Map and Parcel: 14508001900

THIS CONVEYANCE IS SUBJECT to all encumbrances, easements, rights-of-way, restrictive covenants and other matters of public record as may affect the property, all matters of survey, taxes and assessments, and mineral reservations of record, if any but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's assigns forever, with all appurtenances thereunto belonging.

GRANTOR does for Grantor and Grantors' heirs, personal representatives, executors and assigns forever hereby covenant with GRANTEE that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the lands against all claims whatsoever.

WITNESS Grantor's hand this the 29th day of March, 2018.

Jannine Sullivan by Kim Anderson as Attorney-in-Fact

Jannine Sullivan, by Kim Anderson
as Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jannine Sullivan, by Kim Anderson as Attorney-in-Fact, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 29th day of March, 2018.

NOTARY PUBLIC

My Commission Expires: 12/19/2020

STATE OF TENNESSEE
COUNTY OF Davidson

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is **$755,000.00** which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subscribed and sworn to before me this 29 day of March, 2018.

Affiant

NOTARY PUBLIC

(SEAL)

My commission expires:

MY COMMISSION EXPIRES SEPTEMBER 10, 2018

Grantee(s) Name, Address:	Send Tax Statement To:
Shauna Jennings and Newton Jennings	New Owner
5048 Lakeview Drive	
Nashville, TN 37220	