WARRANTY DEED

Bill Garrett Davidson County
Batch# 83110 DEEDWARR
04/20/2018 11:13:30 AM 2 pgs
Fees: $13.00 Taxes: $924.63
20180420-0037402

JENNIFER CHANDLER-COLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JAN. 6, 2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER **$249,900.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 16 DAY OF APRIL, 2018

Notary Public

MY COMMISSION EXPIRES: January 6, 2020

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Logos Realty Closing Services Inc.
301 S. Perimeter Park Dr., Suite 100
Nashville, TN 37211

ADDRESS OF NEW OWNER: AS FOLLOWS	SEND TAX BILLS TO:	MAP - PARCEL NO(S)
Andra M Stevens	SYNOVOUS MORTGAGE CORP	069-16-0-038.00
(Name)	(Name)	
3805 Hydes Ferry	800 SHADLES CREEK PARKWAY MS101	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218	BIRMINGHAM, AL 35209	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HERINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **WILLIAM JENNINGS, JR AND WIFE, SANDRA M JENNINGS** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ANDRA M STEVENS, AN UNMARRIED WOMAN** HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND situated in the 13th Civil District of Davidson County, TN, described according to a survey made by Ernest Davis, Surveyor, dated October 18, 1959, and described as follows:

BEGINNING at a point in the center of Old Hydes Ferry Road, Northwest corner of a tract of land conveyed to James Utley by deed of record in Book 3830; Page 742, RODC, TN; running thence with Utley's line South 53 deg. 30 min. West 150 feet; thence South 33 deg. 45 min. West 63 feet; thence North 56 deg. 15 min. West 72 feet; thence North 33 deg. 45 min. East 208 feet to a point in Hydes Ferry Pike; thence South 57 deg. 45 min. East 104.5 feet to the junction of the Old and the New Hydes Ferry Road; thence with Old Hydes Ferry Road South 36 deg. East 20.5 feet to the beginning.

Being the same property conveyed to WILLIAM A. JENNINGS, JR. AND WIFE, SANDRA M. JENNINGS, by deed from RONALD A. MCCALL, of record in Book 10923, page 38, dated May 1, 1998, said Register's Office.

For further reference see Quitclaim Deed of record in Instrument No. 20151030-0110402, extinguishing the Life Estate retained by Gracie Fields, said Register's Office.

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.

Executed by my hand this 16 Day of April 2018.

William Jennings, Jr

Sandra M Jennings

STATE OF Tennessee

County OF Davidson

I, Maxine J. Rucker, a Notary Public for the County of Davidson and State of Tennessee, do hereby certify that William Jennings, Jr and Sandra M Jennings personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 16th of April, 2018.

Notary Public

My Commission Expires: January 6, 2020

(SEAL)

MAXINE J. RUCKER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JAN. 6, 2020

Please return to
Logos Realty Closing Services Inc.
301 S. Perimeter Park Dr., Suite 100
Nashville, TN 37211

Certificate of Authenticity

I, Jennifer Chandler- Cole do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TENNESSEE
County of DAVIDSON

Personally appeared before me, Maxine J. Rucker, a notary public for this county and state, Jennifer Chandler- Cole who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires:

MAXINE J. RUCKER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JAN. 6, 2020