Bill Garrett Davidson County
Batch# 119405 DEEDWARR
07/23/2018 03:43:14 PM 2 pgs
Fees: $13.00 Taxes: $1,209.90
20180723-0071741

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $327,000.00.

Kristoni Bolly
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF JULY, 2018.

Notary Public

MY COMMISSION EXPIRES: 5-3-21
(AFFIX SEAL)

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-3-2021

**THIS INSTRUMENT WAS PREPARED BY**
Land Title South, Inc., 3326 Aspen Grove Drive, 400, Franklin, TN 37067

File No.: 18-CD-418

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NO.(S) |
|---|---|---|
| Michael Jernigan and Cassandra Jernigan | Fdm BANK | |
| (NAME) 522 Leeanne Drive | (NAME) 10 CADILLAC DR, SUITE 100 | 147 11 0 063.00 |
| (ADDRESS) Nashville, TN 37211 | (ADDRESS) BRENTWOOD, TN 37027 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND IN CONSIDERATION OF THE SUM OF Three Hundred Twenty-Seven Thousand And No/100 Dollars ($327,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, TIMOTHY WHITE AND EVETTE WHITE, HUSBAND AND WIFE, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO CASSANDRA JERNIGAN AND MICHAEL JERNIGAN, WIFE AND HUSBAND, 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:

Being Lot No. 428, on the plan of Whispering Hills, Section II-C, of record in Book 2663, pages 66 & 67, Register's Office for Davidson County, Tennessee to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Timothy White and Evette White, a married couple, by Warranty Deed, from William C. Pewitt, an unmarried man, for a consideration value of $171,200.00, dated March 22, 2018, recorded March 22, 2018, of record in Instrument No. 20180322-0027318, Register's Office for Davidson County, Tennessee.

Previously being the same property conveyed to William C. Pewitt, Jr., et ux. Betty J. Pewitt, by Warranty Deed, from Nancy R. Davis, now know as Nancy R. Davis Jennings, and husband Clyde Jennings, from

Book 6021, page 699, Register's Office for Davidson County, Tennessee. Betty J. Pewitt having died on March 26, 2006 and property now vested in William C. Pewitt as surviving tenant by the entirety.

unimproved ☐
This is improved ☒ property, known as 522 Leeanne Drive, Nashville, TN 37211
(House No.) (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 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.

WITH THE hereditaments and appurtenances thereunto pertaining, hereby releasing any and all claims to homestead and dower therein.

IT IS THE INTENTION OF THE PARTIES HERETO to hereby create in Grantee a joint tenancy estate with right of survivorship and not as tenants in common.

THIS CONVEYANCE is made subject to all zoning ordinances, easements, and restrictions of record insofar as the same may lawfully affect the above-described property.

Witness Timothy White and Evette White this 17th day of July, 2018.

Timothy White

Evette White

STATE OF TENNESSEE
COUNTY OF Williamson

On this 17th day of July, 2018, before me personally appeared Timothy White and Evette White to me known to be the person(s) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her/their free act and deed.

Witness my hand and official seal at Williamson County, Tennessee this 17th day of July, 2018.

Commission Expires: _____

GAIL HUDSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 10-20-2019

Notary Public