WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,000.00

8/6/18

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th day of August, 2018.

Notary Public

MY COMMISSION EXPIRES: July 05, 2021

(AFFIX SEAL)

DEANIE L. GREGORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY

Deanie L. Gregory
Attorney-at-Law
GREATER NASHVILLE TITLE
AND CLOSING COMPANY
200 Madison Street
Madison, TN 37115

Return to:
Greater Nashville Title & Closing Co.
200 Madison St.
Madison, TN 37115

Bill Garrett Davidson County
Batch# 126322 **DEEDWARR**
08/08/2018 10:23:15 AM 2 pgs
Fees: $13.00 Taxes: $647.50

20180808-0077943

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Laura J.K. Jennings	Pinnacle Bank	05209001400
(NAME)	(NAME)	
1022 Falls Avenue	4403 Elvin Presley Blvd.	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Memphis, TN 38116	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Scott Frick and Gayle H. Frick, husband and wife, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO LAURA J. K. JENNINGS, HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, being Lot No. 5 on the Plan of Montague Valley of Rest, of record in Book 547, Page 38, Register's Office for Davidson County, Tennessee to which Plan reference is here made for a complete description thereof

Being the same property conveyed to Scott Frick and wife, Gaye H. Frick by Warranty Deed from Kelley Gibbs, f/k/a Kelley L. Nelson and husband, David W. Gibbs, which Warranty Deed is dated March 24, 2008 and recorded on March 26, 2008 as Instrument No. 20080326-0030297 in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO PROPERTY TAXES FOR THE YEAR 2018 AND SUBSEQUENT YEARS; FURTHER SUBJECT TO ALL MATTERS SET FORTH ON THE PLAN OF MONTAGUE VALLEY OF REST, OF RECORD IN BOOK 547, PAGE 38, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE AND SUBJECT TO EASEMENTS, IF ANY, THAT MAY BE MADE AVAILABLE BY AN INSPECTION OF SAID PREMISES.

unimproved ☐

This is improved ☑ property, known as 1022 Falls Avenue, Madison, TN 37115
(House Number) (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 GRANTEE, her heirs and assigns forever; and do covenant with the said GRANTEE that 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 do further covenant and bind , heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her 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 our hands this 6th day of August, 2018.

Scott Frick

Gayle H. Frick

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 6th day of August, 2018, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Scott Frick and Gayle H. Frick, husband and wife**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:
July 05, 2021

Notary Public,

DEANIE L. GREGORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Return To:

Greater Nashville Title and Closing Company
200 Madison Street
Madison, TN 37115