NEW OWNER:
FOREST E. JENNINGS
521 BISMARK DRIVE
NASHVILLE, TN 37214

SEND TAX BILLS TO:
NEW OWNER

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave.
Lebanon, TN 37087

FILE NO: 18-1535

Map & Parcel
095100017.00

Space for Recorder's stamp

Karen Y Johnson Davidson County
Batch# 153939 **DEEDWARR**
10/25/2018 08:46:32 AM 3 pgs
Fees: $18.00 Taxes: $721.50

20181025-0105619

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **One Hundred Ninety-Five Thousand and 00/100 Dollars ($195,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **JESSIE ARNEY, unmarried** ("Grantor") has this day bargained and sold and by these presents do hereby transfer and convey unto **FOREST E. JENNINGS and KAREN T. JENNINGS, husband and wife,** ("Grantee"), their heirs and assigns, forever, the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

Land located in DAVIDSON County, Tennessee, and being Lot No. 179 on the Plan of Elm Hill Acres, Section IV, of record in Book 2331, Page 118, Register's Office for said County.

Said Lot No. 179 fronts 100 feet on the northwesterly side of Bismark Drive and runs back between lines 215 feet, more or less on the northerly line and 220 feet, more or less, on the southerly line to the center line of Mill Creek as shown on said Plan on which it measures 135 feet, more or less.

Being the same property conveyed to JESSIE M. ARNEY, an unmarried person, by Warranty Deed from Tant E. Dowell and wife, Mary Alice B. Dowell, dated April 7, 2003, and of record in Instrument No. 20030409-0047022, Register's Office for DAVIDSON County, Tennessee. Jessie M. Arney and Jessie Arney are one and the same person.

This description is the same as in the prior deed.

THIS IS IMPROVED PROPERTY which has the address of **521 BISMARK DRIVE, NASHVILLE, TN 37214**.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, their heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Book 2331, Page 118, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

WITNESS MY SIGNATURE hereto this 11th day of October, 2018.

JESSIE ARNEY

By: Teri Lee Arney

TERI LEE ARNEY, pursuant to Power of Attorney of Record in Book *, Page _____, RODC, Tennessee. * 20181025-0105618

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, **TERI LEE ARNEY**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that she executed the within instrument on behalf of, and as attorney-in-fact for, **JESSIE ARNEY** the within-named bargainors, as the free act and deed of the said **JESSIE ARNEY.**

WITNESS my hand and official seal at office this 11th day of October, 2018.

NOTARY PUBLIC

My commission expires: 2/11/19

JO ANN AULDS STATE OF TENNESSEE NOTARY PUBLIC

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The actual consideration or value, whichever is greater, for this transfer is **$195,000.00**.

AFFIANT

Sworn to and subscribed to before me this 11th day of October, 2018.

NOTARY PUBLIC

My commission expires: 2/11/19

JO ANN AULDS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY