This Instrument Prepared By:
Lee & Lee Attorneys at Law, P. C.
109 East Gay Street, 615-444-1312
Lebanon, TN 37087

L&L#1849-707

ADDRESS NEW OWNER:
Michael Tinsley
3639 Nonaville Road
Mt. Juliet, TN 37122

SEND TAX BILL TO:
Owner

Parcel ID:
074-08-0-120

MORTGAGEE:
First Freedom Bank
1620 West Main Street
Lebanon, TN 37087

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Ferrell N. Jeanette,** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does transfer and convey unto **Michael Tinsley**, hereinafter called the GRANTEE, his heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 707, on the Map of Hermitage Hills Subdivision, Section 7, as of record in Book 3300, Pages 62 and 63, Register's Office for Davidson County, Tennessee.

Said Lot No. 707 fronts 79.9 feet on the easterly margin of Bonnafair Drive extends back 201.8 feet on the northerly line and 250.0 feet on the southerly line to a dead line in the rear of which it measures 93.38 feet.

Being the same property conveyed to Ferrell N. Jeanette and wife, Gloria V. Jeanette, by Deed dated July 11, 1969 from Charles G. Schwartz and wife, Virginia M. Schwartz, in Book 4349, Page 669, in the Register's Office for Davidson County, Tennessee. Gloria V. Jeanette died on January 12, 1987, leaving Ferrell N. Jeanette as the surviving tenant by the entirety.

This instrument is executed on behalf of Ferrell N. Jeanette, also known as Ferrell Nathan Jeanette, by virtue of a written Power of Attorney of record in Instrument No. 20190619-0059184, Register's Office for Davidson County, Tennessee.

This is improved property known as 7018 Bonnafair Drive, Hermitage, TN 37076. Possession is to be given on July 12, 2019.

THIS CONVEYANCE is made subject to all taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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, his heirs and assigns, forever; and,

Karen Johnson Davidson County
Batch# 257013 DEEDWARR
07/15/2019 10:29:30 AM 3 p
gs
Fees: $18.00 Taxes: $710.40

GRANTOR does covenant with the said GRANTEE that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and does warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTOR does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this the 12th day of July, 2019.

Ferrell N. Jeanette By Tony Lidon Jeanette HIS ATTORNEY IN FACT

Ferrell N. Jeanette by Tony Lidon Jeanette, his
Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF WILSON

On this 12th day of July, 2019, before me personally appeared Tony Lidon Jeanette, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Ferrell N. Jeanette as his attorney-in-fact, pursuant to the power of attorney recorded in Instrument No. 20190619-0059184, Register's Office, Davidson County, Tennessee, and acknowledged that hee executed the same as the free act and deed of Ferrell N. Jeanette as his attorney in fact.

J. DAVID LEE STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

NOTARY PUBLIC

My Commission Expires: 6/6/21

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STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual value or consideration, whichever is greater, for this transfer is **$192,000.00**.

AFFIANT

Subscribed and sworn to before me on this 12th day of July, 2019.

NOTARY PUBLIC

My Commission Expires: 6/6/21

J. DAVID LEE STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

ELECTRONIC DOCUMENT CERTIFICATION

I, John M. Lee, 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.

John M. Lee, Attorney

State of Tennessee
County of Wilson

Personally appeared before me, J. C. Ross, a notary public for this county and state, John M. Lee, who acknowledges that this certification of an electronic document is true and correct and whose signatures I have witnessed.

Notary Public

J.C. ROSS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

MY COMMISSION EXPIRES: 2-4-20