WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $280,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5TH DAY OF DECEMBER, 2019.

Notary Public

MY COMMISSION EXPIRES: 5/9/23

(AFFIX SEAL)

Karen Johnson Davidson County
Batch# 327174 DEEDWARR
12/09/2019 02:39:30 PM 3 pgs
Fees: $18.00 Taxes: $1,036.00
20191209-0126913

KIM D. BENNETT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

File No.: AGL-19-753

THIS INSTRUMENT WAS PREPARED BY
COMMERCE TITLE & ESCROW, LLC
513 3RD AVE SOUTH
NASHVILLE, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joseph Matthew Jennings	F&M Bank	142-10-0-081.00
(NAME)	(NAME)	
753 Baugh Road	2021 RICHARD JONES ROAD, STE 200	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	NASHVILLE, TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, WILLIAM SMALLMAN, A SINGLE MAN, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, JOSEPH MATTHEW JENNINGS, A SINGLE MAN, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON County, State of TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tenessee, being Lot No. 7, GREEN MEADOWS, SECTION ONE, as shown on plat of record in Plat Book 5050, Page 92, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Clara Moore, an unmarried person, by Warranty Deed from Elizabeth Jakes, an unmarried person, dated September 19, 1996, recorded September 20, 1996, in Book 10198, Page 114, in the Register's Office of Davidson County, Tennessee. Further being the same property conveyed to J. Seth Jennings by Quitclaim Deed from Clara Moore, an unmarried woman, dated September 04, 2009, recorded September 04, 2009, in Instrument No. 20090904-0083679, in the Register's Office of Davidson County, Tennessee. Further being the same property conveyed to J. Seth Jennings and William H. Smallman by Quitclaim Deed from J. Seth Jennings, dated September 17, 2009, recorded September 22, 2009, in Instrument No. 20090922-0088163, in the Register's Office of Davidson County, Tennessee. Further being the same property conveyed to William H. Smallman by Quitclaim Deed from J. Seth Jennings, dated June 17, 2010, recorded on June 21, 2010, in Instrument No. 20100621-0048366, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 753 Baugh Road, Nashville, TN 37221
(House Number) (Street) (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 GRANTEE(S) 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 GRANTEE(S), 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.

Witness my/our hand(s) this 5th day of December, 2019.

William Smallman

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, William Smallman, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 5th day of December, 2019.

Notary Public
My Commission Expires: 5/5/20

(SEAL)

ADAM G LAFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2020

RETURN TO:

COMMERCE TITLE & ESCROW, LLC
513 3RD AVE SOUTH
NASHVILLE, TN 37210
(615)515-7171

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, Amanda Vaughn, do hereby make oath that I am 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.

Amanda Vaughn

Amanda Vaughn

State of TENNESSEE
County of DAVIDSON

Personally appeared before me, Adam G. LaFevor, a notary public for the above referenced county and state, Amanda Vaughn, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Adam G. LaFevor
MY COMMISSION EXPIRES: 5/5/2020
NOTARY'S SEAL

