THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 200224826

Karen Johnson Davidson County
Batch# 380488 **DEEDWARR**
04/01/2020 11:16:54 AM 2 pgs
Fees: $13.00 Taxes: $6,660.00

20200401-0034937

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $1,800,000.00.

Affiant

Subscribed and sworn to before me, this 6th day of March, 2020.

Notary Public
My Commission Expires:

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-09-22

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Holly Furman 4422 Forsythe Place Nashville TN 37205	New Owner	Tax Parcel ID No. 130 10 0 020.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Stephen T. Jennings and Jessica Jennings, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Holly Furman**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in DAVIDSON County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being the Westerly one-half of Lot No. 16 on the Plat showing a Resubdivision of Lots No. 6-7-16-17-26-27 and 32 of Block "C", and a strip 139 1/2 ft. wide off of the North part of Block "D" of BelleMeade, recorded in Book 421, Page 96, Register's Office for Davidson County, Tennessee.

Together with Driveway Easement Agreement as more fully described in Instrument No. 20140703-0059131, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Stephen T. Jennings and Jessica Jennings, husband and wife By Warranty Deed from Arthur Robinson Tyler, Jr. and wife, Margaret Bass Tyler, of recorded in Instrument No. 20170404-0032657, In the Register's Office of Davidson County, Tennessee, dated March 29, 2017 and recorded on April 04, 2017.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of DAVIDSON taxes for the year 2020 and thereafter, not yet due and payable.

City of Belle Meade taxes for the year 2020 and thereafter, for tax parcel identification number 130 10 0 020.00, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Resubdivision of Lots No. 6-7-16-17-26-27 and 32 of Block "C", and a strip 139 1/2 Ft. wide off of the North part of Block "D" of BelleMeade, as recorded in Plat Book 421, Page(s) 96.

Easement for Driveway, recorded in 20140703-0059131.

This is improved property located at 4422 Forsythe Place Nashville TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 6th day of March, 2020.

Stephen T. Jennings

Jessica Jennings

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Stephen T. Jennings and Jessica Jennings, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 6th day of March, 2020.

Notary Public

My Commission Expires: _____

