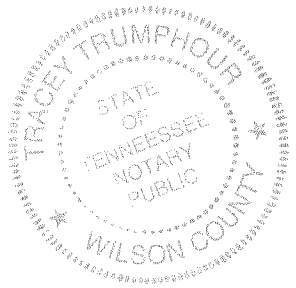
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $120,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF MAY, 2020.

Notary Public

MY COMMISSION EXPIRES: 5.17.21

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Gavin Clay Jernigan	Gavin Clay Jernigan	034-05-0-084.00
(NAME) 214 Alta Loma Road	(NAME) 214 Alta Loma Road	
(ADDRESS) Madison, TN 37115	(ADDRESS) Madison, TN 37115	
(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 **Vera Windsor, an unmarried woman**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Gavin Clay Jernigan, an unmarried man,** hereinafter called the GRANTEE(S), his/her/their 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 part of Lot No. 19, on the MAP OF BRANSFORD REALTY CO'S, ALTA LOMA SUBDIVISION, as shown on plat of record in Book 421, Page 44, Register's Office for Davidson County, Tennessee, being further described as follows:

BEGINNING on the southerly margin of Alta Loma Drive at its intersection with the easterly margin of the right of way of the L & N RR; thence with said right of way, southerly 229 1/2 feet; thence eastwardly 50 feet; thence northwardly 228 1/2 feet to the southerly margin of Alta Loma Drive; thence with said Drive, westwardly 55 feet to the beginning.

INCLUDED in the above description, but expressly EXCLUDED from this conveyance is the following described parcel of property conveyed to Metropolitan Government of Nashville and Davidson County by final decree of record in Book 5758, Page 659, said Register's Office.

RIGHT OF WAY:
Part of Lot Number 19 on the Map of Branford Realty Company's Alta Loma Subdivision, as of record in Book 421, page 44, Register's Office for said County, described as follows:

BEGINNING at a point which is the intersection of the south margin of Alta Loma Road with the East margin of the Louisville and Nashville Railroad property; thence with said South margin, South 77 degrees 54 minutes East 55 feet to a point; thence South 1 degree 30 minutes West 1.9 feet to a point; thence in a westerly direction with a curve to the left having a radius of 3799.71 feet, 15 feet to a point; thence South 10 degrees 06 minutes West 15 feet to a point hence North 89 degrees 54 minutes West 5 feet to a point; thence in a westerly direction, with a

Karen Johnson Davidson County
Batch# 412443 DEEDWARR
06/09/2020 02:12:30 PM 3 pgs
Fees: $18.00 Taxes: $444.00
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curve to the left having a radius of 3794.71 feet, 23 feet to the East margin of the L & N Railroad; thence with said East margin, North 00 degrees 17 minutes East 9 feet to the point of beginning.

Being the same property conveyed to Vera Windsor, unmarried by Cash Deed for Tennessee, from Shaun Donovan, The Secretary of Housing and Urban Development, of Washington, D.C., dated 03/01/2011 and recorded 03/11/2011, of record in Instrument 201103110019402, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2020 and subsequent years, a lien not yet due and payable, which have been prorated as of the day of closing and assumed by the Grantee herein; All matters shown on the plat of record in Plat Book 421, Page 44, in the Register's Office for Davidson County, Tennessee; Rights of way, by Charter of otherwise, for railroad, switch tracks, spur tracks, railway facilities and other related easements, if any, on and across the land.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 214 Alta Loma Road, 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(S), his/her/their 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), his/her/their 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.

Effective the 29th day of May, 2020.

Vera Windsor

Vera Windsor

State of Tennessee
County of Wilson

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

Witness my hand and Official seal this 29th day of May, 2020.

Tracey Trumphour

Notary Public:
My Commission Expires: 5.17.21

TRACEY TRUMPHOUR
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

File No.: 729864
Warranty Deed TN

CERTIFICATE OF AUTHENTICITY

I, Tracey Trumphour, do here 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.

Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary public in and for the aforesaid county and state, the within named Tracey Trumphour, who acknowledges that this certification or an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires: 9-16-2020

LISSA GROOM
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY