WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/04/05 15:05 2 pgs
Fees:13.00 Taxes:1505.90

20051004-0119469

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $407,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 30TH DAY OF SEPTEMBER, 2005.

Notary Public

MY COMMISSION EXPIRES: July 21, 2007

(AFFIX SEAL)

TERRY JACKSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Michael J. Philbin, P.C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert L. Scruggs, Trustee	Robert L. Scruggs, Trustee	104-4-176
(NAME)	(NAME)	
(ADDRESS)	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Jean M. Jenkins and Judith M. Jenkins and Patricia J. Stackhouse**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Robert L. Scruggs, Trustee**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of land situated and lying in the State of Tennessee, County of Davidson and City of Nashville, and more particularly described as follows: Being the northerly fifty-four (54) feet of Lot No. 1 in the subdivision of Lots Nos. 85, 86 and 87 of the Subdivision of Lot No. 9 in the original plan of Boyd's Ament Tract, as of record in Book No. 182, page 464, in the Register's Office of said County. Said northerly part of said Lot No. 1 fronts fifty-four (54) feet on the easterly line of Belmont Avenue, now Sixteenth Avenue, South, and runs back eastwardly, between parallel lines and with the southerly margin of Hancock Stree, one hundred and fifty-one and one-half (51 ½) feet to an alley.

Being the same property conveyed to J. W. McAuley and wife, Carmel Aud McAuley a/k/a Mary C. McAuley by deed from David P. Wrenne and wife, Fannie T. Wrenne of record in Book 523, Page 597 Register's Office for Davidson County, Tennessee, the said J. W. McAuley have predeceased his wife who died on December 10, 1978, leaving a Holographic Last Will and Testament that was recorded as a muniment of title in Will Book 125, page 666 in the Office of the Clerk for the Probate Court of Davidson County, Tennessee, said Will having named her daughter, Jean Marie Jenkins and her granddaughters Judith Marie Jenkins and Patricia Jenkins n/k/a Patricia J. Stackhouse, the Grantors herein, as the sole devisees who were to share equally, one-third (1/3) each, in the rental and sale of the aforesaid property.

This conveyance is subject to the Plan of Record in Book 182, page 464 and property taxes for the current year.

unimproved ☐

This is improved ☒ property, known as **1100 16th Avenue South, Nashville, TN 37212**

(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 our hands this 30th day of September, 2005.

Patricia J. Stackhouse by Judith M. Jenkins PoA
Patricia J. Stackhouse
By: Judith M. Jenkins, Attorney in Fact

Jean M. Jenkins by Judith M. Jenkins PoA
Jean M. Jenkins
By: Judith M. Jenkins, Attorney in Fact

Judith M. Jenkins
Judith M. Jenkins

STATE OF TENNESSEE

COUNTY OF DAVIDSON

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

Witness my hand and official seal at Nashville, Tennessee this 30th day of September, 2005.

Commission expires: 7-19-08

JILL CONNORS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN

Jill Connors

Notary Public

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Judith M. Jenkins with whom I am personally acquainted, and who, upon his/her oath, acknowledged herself to be the Attorney-in-Fact for the within named Jean M. Jenkins and Patricia J. Stackhouse and being authorized to act on behalf of said persons she executed the foregoing instrument as their free act and for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 30th day of September, 2005.

Commission expires: 7-19-08

JILL CONNORS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN

Jill Connors

Notary Public