RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/17/05 10:10 2 pgs
Fees:13.00 Taxes:2771.30

20051017-0124708

KEVIN D. MONTGOMERY NOTARY Exp. 11/24/07 PUBLIC AT LARGE DAVIDSON COUNTY, TENN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $749,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF OCTOBER, 2005.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John James Jenkins Jr.	SAME	Map 130-16
(NAME) 2409 Hemingway Drive	(NAME)	Parcel 9
(ADDRESS) Nashville, TN 37215	(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, **W. SCOTT NICKELS AND WIFE, KELLY J. NICKELS**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JOHN JAMES JENKINS JR. AND ANNE FORTSON JENKINS**, 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:

Land in Davidson County, Tennessee, being Lot No. 15 on the Plan of Block "B", Tyne Meade Section III, of record in Plat Book 1424, pages 12-14, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to W. Scott Nickels and wife, Kelly J. Nickels, by deed dated May 25, 2005 from Donald A. Schlitz, Jr. and wife, Polly Schlitz, of record in Instrument #20050531-0061072, said Register's Office. Said property had been conveyed to Donald A. Schlitz, Jr. and wife, Polly Schlitz, by deed dated December 9, 1987 from Henry E. Zoller and wife, Aspasia D. Zoller of record in Book 7423, page 607 said Register's Office.

This conveyance is subject to (a) 2005 real property taxes which have been prorated and assumed by the grantor(s); (b) all matters appearing on the plan of record in Book 1424, pages 12 - 14, said Register's Office; and (c) easement of record in Book 6297, page 66, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 2409 Hemingway Drive, Nashville, TN 37215

(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 14th day of October, 2005.

W. Scott Nickels by Barry Brannon White, II,
Attorney in Fact

Kelly J. Nickels by Barry Brannon White, II,
Attorney in fact

STATE OF TENNESSEE

COUNTY OF Davidson

On this 14th day of October, 2005, before me personally appeared Barry Brannon White, II, to me known to be the person who executed the foregoing instrument on behalf of W. Scott Nickels and Kelly J. Nickels and acknowledged that he executed the same as the free act and deed of W. Scott Nickels and Kelly J. Nickels.

Witness my hand and official seal at Nashville, Tennessee this 14th day of October, 2005.

Commission expires:

Notary Public

KEVIN D. MONTGOMERY NOTARY Exp. 11/24/07 PUBLIC AT LARGE DAVIDSON COUNTY, TENN