RETURN TO: SATURN & MAZER TITLE SERVICES, INC. SP44285
212 THIRD AVENUE NORTH, NASHVILLE, TN 37201 FILE BOX " 7 "

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/13/05 14:44 2 pgs
Fees:13.00 Taxes:2068.30

20051213-0149796

JANEL L. McALISTER NOTARY PUBLIC AT LARGE SUMNER CO., TENN.
COMMISSION EXPIRES MARCH 27, 2007

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $559,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF NOVEMBER, 2005.

Janel L. McAlister
Notary Public

MY COMMISSION EXPIRES: 3-27-07
(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
Jason Plunkett	Suntrust Mortgage, Inc.	Map 130-05
(NAME)	(NAME)	
129 Taggart Avenue	121 Perimeter Center West	Parcel 97
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	Atlanta, GA 30346	
(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, **JOHN JAMES JENKINS JR AND WIFE, ANNE FORTSON JENKINS**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JASON T. PLUNKETT AND CHERI L. ELLER,*** 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: ***as joint tenants with rights of survivorship**

Land in Davidson County, Tennessee, being Lot No. 10 of Block F on the 2nd revised plan of Highlands of Belle Meade No. 2, Blocks E, F, G, H and K, of record in plat Book 1130, pages 71 an 72, 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 John James Jenkins, Jr. and wife, Anne Fortson Jenkins by deed from John Kelly Coleman and wife, Angela Davis Coleman, of record in Book 9677, page 697, 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 1130, pages 71-72, said Register's Office; and (c) restrictive covenants of record in Book 1303, page 693, Book 1300, page 397 and Book 1361, page 210, said Register's Office.

unimproved ☐

This is improved ☒ property known as 129 Taggart Avenue, Nashville, TN 37205
(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 _____ day of November, 2005.

John James Jenkins Jr

Anne Fortson 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 John James Jenkins Jr and Anne Fortson Jenkins, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 15th day of November, 2005.

Commission expires 11/24/07

Notary Public

