File No. 251001960

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/03/06 12:54 2 pgs
Fees:13.00 Taxes:325.23

20060103-0000607

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $87,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF DECEMBER, 2005.

Notary Public

MY COMMISSION EXPIRES: 5-19-09 (AFFIX SEAL)

NOTARY PUBLIC LARGE DAVIDSON COUNTY TN

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney - Southern Title Services
547 N. Mt. Juliet Rd., Suite 100, Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Shawn D. Jenkins	SHAWN D. JENKINS	Map 108-16-0
(NAME)	(NAME)	
3221 Priest Woods Drive	3221 PRIEST WOODS DRIVE	Parcel 270.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	NASHVILLE, TN 37214	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, I, **Turenda A. Walker, unmarried**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Shawn D. Jenkins, unmarried and Sharon Kelly, unmarried, as tenants in common with expressed rights of survivorship** 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 all of Lot No. 18B, on the Plan of Zone Lot Division, Lot 14, 16 & 18 of Section 4 of Lakeview Hills Subd., as shown by plat appearing of record in Plat Book 6250, Page 213, revising Plat Book 5200, Page 642, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Turenda A. Walker, unmarried by Warranty Deed dated July 31, 1997 of record in Book 10561, Page 497, Register's Office for Davidson County, Tennessee.

Restrictive Covenants of record in Book 6431, Page 298; Additional Restrictions of record in Book 10561, Page 512; Sanitary Sewer Easement of record in Book 5655, Page 245, Book 5856, Page 84 and in Book 8377, Page 908; Water Main Easement of record in Book 8377, Page 905; Permanent Easement and Right-of-Way of record in Book 8332, Page 976; all matters shown on plat of record in Plat Book 6250, Page 213, revising Plat Book 5200, Page 642; all in the Register's Office for Davidson County, Tennessee.

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 ☒ property, known as 3221 Priest Woods Drive, Nashville, TN 37214
(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 I do covenant with the said GRANTEES that I am 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 I do further covenant and bind myself, my 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 my/our hand(s) this 28th day of December, 2005.

Turenda A. Walker

Turenda A. Walker

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Turenda A Walker, 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 at office this 28th day of December, 2005.

Commission expires: June 22, 2009

LINDA V. JONES STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Linda V Jones Notary Public

(seal)

File Number: 251001960

~~**RETURN TO:**~~

Southern Title Services
547 N. Mt. Juliet Rd., Suite 100
Mt. Juliet, TN 37122

RETURN TO: 1846
Taylor Title & Escrow, Inc.
51 Century Blvd., Suite 130
Nashville, TN 37214