File No. 260300994

# WARRANTY DEED




STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $367,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF MARCH, 2006.

Notary Public

MY COMMISSION EXPIRES: 6-9-07

(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 04/03/06 15:37 2 pgs
Fees:13.00 Taxes:1357.90

20060403-0037795

**THIS INSTRUMENT WAS PREPARED BY**
Cumberland Title
13018 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| James R Jenkins Sr | James R Jenkins Sr | 110-00-0-185.00 |
| (NAME) 2265 Stewarts Ferry Pike | (NAME) Same | |
| (ADDRESS) Hermitage, TN 37076 | (ADDRESS) | |
| (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, WE,

**Robert H Springer, and Wife, Dianne K Springer,**

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**James R Jenkins Sr, and Wife, Shirley A Jenkins,**

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in the 2nd Civil District of Davidson County, Tennessee, described according to a survey made August 9, 1986, by Robert E. Francis, Surveyor, as follows:

Beginning at a nail in the center line of Stewart's Ferry Pike, the common front corner of the land herein described and the lands of the United States Government Property; thence North 7 degrees, 52 minutes, 05 seconds; East 19.65 feet to a concrete U.S. Government marker; thence North 10 degrees, 10 minutes, 43 seconds East 1,134.15 feet to a concrete U.S. Government Marker, thence South 76 degrees, 08 minutes, 15 seconds West, 1,139.09 feet to a nail in the center of Stewarts Ferry Pike; thence with the center line of said pike North 80 degrees, 59 minutes, West 200.00 feet to the beginning point.

Being the same property conveyed to Robert H Springer, and Wife, Dianne K Springer by deed dated March 15, 1997 from Edward R. Urrutia and Wife Janet H. Urrutia of record in Deed Book 10399, page 134, Register's Office for said County.

This conveyance is subject to any and all existing easements and restrictions of record.

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 2265 Stewarts Ferry Pike, Hermitage, TN 37076
(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), THEIR heirs and 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), 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 30th day of March, 2006.

Robert H Springer

Dianne K Springer

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 Robert H Springer* the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

*** and Dianne K. Springer**

Witness my hand at office this 31st day of March, 2006.

Commission expires: April 7, 2009

Laura A. Moore

Notary Public

Laura A. Moore — State of Tennessee Notary Public — Sumner County

**STATE OF Tennessee**
**COUNTY OF Wilson**

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Robert H. Springer, with whom I am personally acquainted, and who acknowledged that he/she executed the within instrument for the purposes therein contained, and who further acknowledged that he/she is/are, pursuant to Power of Attorney of record in Book _____, Page _____, Registers Office for Davidson, the **Attorney-in-Fact** of Dianne K. Springer (herein called the **"Maker"**), or a constituent of the **Maker** and is authorized by the **Maker** or by its constituent, the constituent being authorized by the **Maker**, to execute this instrument as the free act and deed of the **Maker** on this 3/30/2006.

My Commission Expires:.

_____, Notary Public.

**File Number: 260300994**

**RETURN TO:**
Cumberland Title
13018 Lebanon Road, Suite 100
Mt. Juliet, TN 37122