This instrument prepared by:
TrustLand Title & Escrow, LLC
1720 West End Avenue Suite 400
Nashville, TN 37203
(615) 522-0140

Davidson County DEEDWARR
Recvd: 04/27/06 08:31 2 pgs
Fees:13.00 Taxes:724.09
20060427-0048037

File No.: **06-1137**

WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Buyer, and other good and valuable considerations, the receipt of which is hereby acknowledged **Daeja Kim Rhodes Jenkins, an unmarried individual, ("Seller"),** has bargained and sold, and by these presents does transfer and convey unto **Timothy R. Anderson, an unmarried individual ("Buyer"),** and Buyer's successors and assigns all of Seller's interest in a certain tracts of land located in **Davidson** County, **Tennessee**, to wit:

Land in Davidson County, Tennessee, being Lot 136, OAK HIGHLANDS, PHASE I, as shown on plat of record in Plat Book 6900, Page 432, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Quitclaim Deed from DeRon Charles Jenkins to Daeja Kim Rhodes Jenkins as recorded on the 6th day of January, 2004 in Instrument No. 20040106-0002118 and Warranty Deed from Yazdian Construction Company, Inc., a Tennessee corporation to De Ron C. Jenkins, married as recorded on the 2nd day of June, 2000 in Instrument No. 20000602-0055150, in the Register's Office of Davidson County, Tennessee.

This conveyance is made 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.

Parcel ID # **173-4A-136.00CO**
☒ Improved OR
☐ Unimproved property located at: **5168 West Oak Highland Dr., Antioch, TN 37013**

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the aforedescribed real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part of the day and year first above written.

Witness our hands on this the **20th** day of **April, 2006.**

Daeja Kim Rhodes Jenkins
by: C.M. Corriveau, her Attorney-in-Fact

Daeja Kim Rhodes-Jenkins

STATE OF **Tennessee** COUNTY OF **Davidson**

Before me, the undersigned a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared C.M. Corriveau, to me known to be the person who executed the foregoing instrument on behalf of Daeja Kim Rhodes Jenkins, and who acknowledged that such person executed the same as the free act and deed of Daeja Kim Rhodes Jenkins.

Witness my hand and Notarial Seal on this the **20th** day of **April, 2006.**

Notary Public

My Commission Expires: 9.19.09

DAVID ROETGER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

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STATE OF **Tennessee**

COUNTY OF **Davidson**

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$195,700.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me on this the **20th** day of **April, 2006.**

Notary Public

My Commission Expires: 9.19.09

DAVID ROETGER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

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Owner's Name: **Timothy R. Anderson**

and Address: **5168 West Oak Highland Dr., Antioch, TN 37013**

Mail tax bills to, (Person or Agency responsible for payment of taxes)
Accredited Home Lenders, Inc.
8300 SW Creekside Place, Suite 200,
Beaverton, OR 97008