RETURN TO: FOUNDERS TITLE AND ESCROW, LLC, 1912 21ST AVE SOUTH, NASHVILLE, TN 37212 **BOX 19-A**

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $354,112.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS 30TH DAY OF JUNE, 2006. Notary Public MY COMMISSION EXPIRES: (AFFIX SEAL)
SIDWELL & BARRETT, P.C. 121 1st Avenue South, Suite 200 Franklin TN 37064	

DAVIDSON COUNTY NOTARY PUBLIC AT LARGE CHRIS CANTRELL

THIS INSTRUMENT WAS PREPARED BY
Founders Title and Escrow, LLC, 1912 21st Avenue South, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dimitre Ouzounov and and Lisa K. Helton	New Owner	
(NAME)	(NAME)	Map 156-09
5720 Templegate Drive		
(ADDRESS)	(ADDRESS)	Parcel 0-019-00
Nashville, TN 37221		
(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, **WILLIAM CHRISTOPHER JENKINS AND WIFE, EMILY F. JENKINS**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **DIMITRE OUZOUNOV AND AND LISA K. HELTON**, 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. 6 on the plan of section Two, Revised, Templegate, of record in Book 6900, page 102, Register's Office for said county, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to William Christopher Jenkins and wife, Emily F. Jenkins from Danny M. Gaskins and wife, Patricia C. Gaskins by Warranty Deed dated May 25, 2000, recorded July 17, 2000, of record in Instrument No. 200007170070479, said Register's Office.

This conveyance is subject to (a) 2006 property taxes which have been prorated and assumed by the Grantee; (b) all restrictions of record; (c) all easements of record; (d) all visible easements; (e) all matters appearing on the plan(s) of record; and (f) all matters referenced in the master deed and by-laws; and (g) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 5720 Templegate Drive, Nashville, TN 37221

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.

Davidson County DEEDWARR
Recvd: 07/10/06 10:44 2 pgs
Fees:13.00 Taxes:1310.21
20060710-0082281

Witness our hands this 30th day of June, 2006.

William Christopher Jenkins

Emily F. 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 William Christopher Jenkins and wife, Emily F. Jenkins, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they/he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee on this 30th day of June, 2006.

Commission expires: 9/26/07

CHRIS CANTRELL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

Notary Public