WARRANTY DEED

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $128,000.00

Richard R Davenport
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF MAY, 2007.

Notary Public

MY COMMISSION EXPIRES: 01/24/09
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Jack Case Wilson Title Associates, LLC
3931-A Gallatin Pike
Nashville, Tennessee 37216

D-1021

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Richard R. Davenport	U.S. Bank Home Mortgage	092-16-0-B 041.00 CO
(NAME)	(NAME)	
900 19th Avenue South Unit 406	809 South 60th Street, Suite 210	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212	West Allis, WI 53214	
(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, C. Lester Jenkins, married, and Jonathan Jenkins, unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Richard R. Davenport, unmarried, 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:

SEE ATTACHED EXHIBIT A

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 900 19th Avenue South Unit 406, Nashville, TN 37212

(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 18th day of May, 2007.

C. Lester Jenkins by Scott Troxel, Attorney in Fact AIF

Jonathan Jenkins by Scott Troxel, Attorney in Fact AIF

Davidson County DEEDWARR
Recvd: 05/22/07 12:47 3 pgs
Fees:18.00 Taxes:473.60

20070522-0060983

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared Scott Troxel, known to me or satisfactorily proven to be the person who executed the foregoing instrument in behalf of C. Lester Jenkins, and acknowledged that he/she execute the same by Power of Attorney, as the free act and deed of said C. Lester Jenkins. Witness my hand and Notarial Seal this 18th day of May, 2007.

Notary Public

My Commission Expires: 01/24/09

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared Scott Troxel, known to me or satisfactorily proven to be the person who executed the foregoing instrument in behalf of Jonathan Jenkins, and acknowledged that he/she execute the same by Power of Attorney, as the free act and deed of said Jonathan Jenkins. Witness my hand and Notarial Seal this 18th day of May, 2007.

Notary Public

My Commission Expires: 01/24/09

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

RETURN TO:

Jack Case Wilson Title Associates, LLC
3931-A Gallatin Pike
Nashville, Tennessee 37216

File No.: D-1021

EXHIBIT A

Land in Davidson County, Tennessee, being Unit No. 406 of University Square Condominium Apartments, of record in Book 6900, Page 124, revising record in Book 1, Page 81, Register's Office for Davidson County, Tennessee, a condominium according to the Horizontal Property Act of the Tennessee Code Annotated, and as more fully described in the Master Deed of record in Book 7051, Page 529, amended in Book 7119, Page 884, said Register's Office, and the By-Laws of record in Book 7051, Page 559, said Register's Office, to which reference is hereby made. The easements, restrictive covenants, condition and regulations imposed upon and relating to the apartments, property, co-owners and tenants of University Square, contained in the aforesaid Master Deed and By-Laws, together with all amendments thereto, are incorporated by reference and made a part hereof the same as though copied herein.

BEING all of the same property conveyed to C. Lester Jenkins, married, and Jonathan Jenkins, unmarried by Warranty Deed dated 5/28/2004 from Lineberry Properties, Inc. of record in Instrument Number 20040603-0065515, Register's Office for Davidson County, Tennessee.

THE SUBJECT PROPERTY IS NOT THE PRINCIPAL RESIDENCE OF C. LESTER JENKINS AS DEFINED BY STATUTE.

POWERS OF ATTORNEY OF RECORD IN INSTRUMENT NUMBER 20070522-0060981 AND IN INSTRUMENT NUMBER 20070522-0060982, SAID REGISTER'S OFFICE.