# WARRANTY DEED

File Number: 70462

Davidson County DEEDWARR
Recvd: 12/20/07 12:10 3 pgs
Fees:18.00 Taxes:259.00
**20071220-0146090**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $70,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19TH DAY OF DECEMBER, 2007.

Notary Public

MY COMMISSION EXPIRES: ~~December 19, 2007.~~ 4/28/09

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Pinnacle Title & Escrow, LLC, 2109 Buena Vista Pike, Nashville, TN 37218

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Kenneth Jenkins | Kenneth Jenkins | 081-07-0-009.00 |
| (NAME) | (NAME) | |
| 1703 Simpkins St. | 1703 Simpkins St. | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37208 | Nashville, TN 37208 | |
| (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, Greta S. Thomison, Administrator of the Estate of Betty Hyde Goodson and By: Shalita M. Stadaker, Attorney in fact, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Kenneth Jenkins, 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:

**1703 Simpkins St., Nashville, TN 37208** **Map 081-07-0 Parcel 009.00**

Being Lot No. 8, A.C. Dudleys Subdivision as of record in Book No. 161, page 10 of R.O.D.C., Tennessee, said lot fronts 50 feet on the south side of E Street and runs back between parallel lines 140 feet to an alley.

Being the same property conveyed to Betty Hyde Goodson by warranty deed from Carmen Stadaker, , heir of Venus Hyde White recorded on December 30, 1992 In Book 8827 Page 116 in Register's Office for Davidson, County, Tennessee.

The said Betty Hyde Goodson having since died appointing Greta S. Thomison Administrator of the Estate of Betty Mai Hyde Goodson.

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

unimproved ☐

This is improved ☒ property, known as 1703 Simpkins St., Nashville, TN 37208

(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 19th day of December, 2007.

Greta S. Thomison, Administrator of the Estate of Betty Hyde Goodson
By: Shalita M. Stadaker, Attorney in Fact

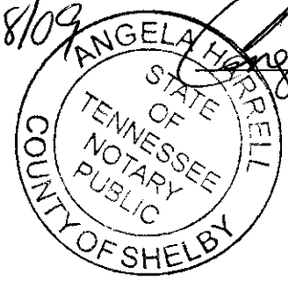
Shalita M. Stadaker
Atty-In-Fact

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 Shalita M. Stadaker, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that Shalita M. Stadaker executed the within instrument on behalf of Greta D. Thomison, Administrator of the Estate of Betty Hyde Goodson, as Attorney in Fact as the free act and deed of the within named Greta S. Thomison, Administrator of the Estate of Betty Hyde Goodson.

Witness my hand and official seal at Nashville, Tennessee this 19th day of December, 2007.

Commission expires: ~~December 19, 2007~~ 4/28/09




Notary Public

# PINNACLE

## TITLE & ESCROW, LLC

2109 Buena Vista Pike Nashville, TN 37218
Office (615) 256-3353 ~ Fax (615) 256-3331


I, Rachel L. Bell , do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Elizabeth Gray, a notary public for this county and state, Rachel L. Bell who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

MY COMMISSION EXPIRES: July 24, 2010

ELIZABETH A GRAY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires JULY 24, 2010