03

Realty Title 98-A

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/10/08 14:00 2 pgs
Fees:13.00 Taxes:476.38
20081110-0111407

MAXINE J. RUCKER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER 128,750.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 10/31/08

Notary Public

MY COMMISSION EXPIRES: ~~MAR 1 0 2012~~

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
DENISE E. COLE, ATTORNEY AT LAW
LOGOS TITLE & ESCROW, LLC
209 10th Ave. South, Suite 301A
NASHVILLE, TN 37203

ADDRESS OF NEW OWNER: AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joshua L. Collins	**Elite Home Loans**	MAP 135-0100 PARCEL 76
(NAME) 303 A Ladybird Drive	(NAME) **109 Westpark Dr., #310**	
(ADDRESS) **Nashville, TN 37217**	(ADDRESS) **Brentwood, TN 37027**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HERINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I **Deron Jenkins, unmarried** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Joshua L. Collins** , 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 Davidson County, Tennessee, being Unit No. 303A, of Ladybird Townhomes, of record in Instrument No. 20081104-0109559, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being part of the same property conveyed to DY Properties II, LLC by deed from Metropolitan Nashville Airport Authority of record in Instrument Number 200770531-0064467, in the Register's Office for Davidson County, Tennessee, dated May 29, 2007.

Said part further conveyed to DeRon Jenkins, unmarried by Quitclaim Deed from DY Properties II, LLC, of record in Instrument No. 20080108-0002425, Register's Office for Davidson County, Tennessee, dated December 27, 2007.

Also being the same property re-conveyed to DY Properties II, LLC by Quitclaim Deed from DeRon Jenkins, unmarried, of record in Instrument No.20081104-0109556, Register's Office for Davidson County, Tennessee, and further conveyed to DeRon Jenkins, unmarried by Quitclaim Deed from DY Properties II, LLC, of record as Instrument No. 20081105-0110122 .

The property is subject to the following:

1. Subject to all matters shown on the Plan of record in Plat Book 3300, Pages 64 and 65. Register's Office for Davidson County, Tennessee.

2. Restrictive Covenants of record in Book 3400, Page 120, amended in Book 3436, Page 43, Register's Office of Davidson County, Tennessee.

3. Easement of record in Book 4986, Page 223, Register's Office of Davidson County, Tennessee.

4. Easement for party walls and interest of adjoining landowners in appurtenant improvements.

5. Encroachment of Driveway as shown in Exhibit B of Master Deed.

6. Subject to right of other in and to the common areas and/or elements.

7. Subject to all matters shown on the Plan of Ladybird Townhomes of record as Instrument Number **20081104-0109559**. Register's Office of Davidson County, Tennessee.

8. Terms, provisions, covenants, conditions restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of Ladybird Townhomes of record in Instrument Number **20081104-0109559** Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United State Code, or (b) relates to handicap but does not discriminate against handicapped persons.

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 my/our hand(s) this day 10/31/08.

DeRon 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 DeRon Jenkins, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that he executed the within instrument for the purposes therein contained.

Witness my hand and Official Seal this **day 10/31/08.**

My Commission Expires: 11-7-2011

JENNIFER CHANDLER COLE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Notary Public

Please return to
Logos Title & Escrow, LLC
209 10th Ave. South, Suite 301A
Nashville, TN 37203