Davidson County DEEDWARR
Recvd: 12/01/08 11:53 2 pgs
Fees:13.00 Taxes:697.45
20081201-0116293

THIS INSTRUMENT PREPARED BY:
The Title Shop, LLC
1612 Westgate Circle, Suite 213
Brentwood, Tennessee 37027
Office: 615.324.0423

FROM: Michelle D. Kelly and Michael A. Blackburn, Grantors
TO: Luke Lavell Jenkins, Grantees

WARRANTY DEED

Address New Owner:	Send Tax Bills to:	Map/Parcel
Numbers Luke Lavell Jenkins 305 Edgeview Drive Nashville, TN 37211	Same as Owner	147.05-0-039.00

STATE OF TENNESSEE)

COUNTY OF Davidson)

I hereby swear or affirm that the actual consideration or ~~value~~, whichever is greater, for the transfer is $188,500.00.

Affiant

Subscribed and sworn to before me this the 21st day of Oct, 2008.

My commission expires: 5/8/2012

NOTARY PUBLIC

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, We, **Michelle D. Kelly**, hereinafter called the Grantors have bargained and sold, and by these presents do hereby convey, transfer, remise, release and relinquish unto **Luke Lavell Jenkins**, hereinafter called the Grantees, Grantees' heirs and assigns, all of Grantors' right, title and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, Being Lot No. 225 on the Plan of Caldwell Hall, Section 1 Revised, of record in Plat Book 2900, Pages 57-59, Register's Office for Davidson County, Tennessee to which Plan reference is hereby made for a more complete description thereof.

BEING the same property conveyed to Michelle D. Kelly by quitclaim deed, recorded January 28, 2008 in Instrument No. 20080128-0008652, Register's Office for Davidson County, Tennessee and previously conveyed to Joseph E. Kelly and wife, Michelle D. Kelly by warranty deed recorded March 30, 1998 in Book 10866, page 564, Register's Office for Davidson County, Tennessee. Michael A. Blackburn joins in this conveyance as the spouse of Michelle D. Kelly.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, set back lines, declarations, rights-of-way and easements of record, (4) building restrictions, and (5) other matters of public record.

County and/or City taxes for the year 2008, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying his prorata share thereof to Grantees who will be responsible for payment of said taxes.

The above-described property is improved property known as: 305 Edgeview Drive, Nashville, Tennessee 37211.

TO HAVE AND TO HOLD the aforesaid tract or parcel of land, together with all appurtenances, estate, title, hereditaments and interest thereunto belonging to said Grantees, their heirs, successors and assigns in fee simple forever.

Grantors covenant that Grantors are lawfully seized and possessed of said land in fee simple; have full power and lawful authority to sell and convey the same; that the title thereto is free, clear and unencumbered except as aforesaid; and, Grantors further covenant and bind ourselves, our heirs and representatives to forever warrant and 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 grades.

IN WITNESS WHEREOF, Grantors have caused this instrument to be executed on this 21st day of October, 2008.

"GRANTORS"

Michelle D. Kelly

Michelle D. Kelly

Michael A. Blackburn

Michael A. Blackburn

STATE OF Tennessee)
COUNTY OF Williamson)

Before me, the undersigned, a Notary Public in and for State and County aforesaid, personally appeared, the within named Michelle D. Kelly, the bargainor with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee this 21st day of October, 2008.

My commission expires: June 12, 2011

Notary Public

{Seal}

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for State and County aforesaid, personally appeared, the within named Michael A. Blackburn, the bargainor with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee this 21st day of October, 2008.

My commission expires: July 5, 2011

Notary Public

{Seal}

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires JULY 5, 2011