WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20090055763 DEEDWARR
Recvd: 08/14/09 14:48 2 pgs
Fees:13.00 Taxes:1213.23

20090814-0076704

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $327,900.00

Affiant

Subscribed and sworn to before me, this 11th day of August, 2009

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL) 11/22/10

Kate Rosenthal
STATE OF TENNESSEE NOTARY PUBLIC
Sumner County

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Marc R. Jenkins	New Owner	172-01-O-A
(NAME)	(NAME)	(MAP)
317 Fielding Crest		147
(ADDRESS)	(ADDRESS)	(PARCEL)
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 hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, James R. Greene, unmarried, Cynthia McNutt, married, and Susan Raymond, married, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Marc R. Jenkins and spouse, Martha L. Jenkins, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

LAND in Davidson County, Tennessee, BEING Lot No. 147 on the Plan of Copperfield, Revised, of record in Plat Book 6900, pages 555-559, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to James R. Greene, by deed dated November 15, 2002 from William J. Sutherland and wife, Martha Sutherland, of record in Instrument No. 20021220-0157527. Register's Office for Davidson County, Tennessee. The said James R. Greene having since conveyed his interest in the subject property to June P. House, Trustee by Quitclaim Deed dated April 22, 2009, of record in Instrument No. 20090506-0041432, Register's Office, and within the same deed the said June P. House, Trustee, conveyed her interest in the subject property to James R. Greene, as to a 98% undivided interest, Cynthia McNutt, as to a 1% undivided interest and Susan Raymond, as to a 1% undivided interest, said interests to be held as joint tenants with right of survivorship and not as tenants in common.

Cynthia McNutt and Susan Raymond have never occupied the property as their personal residence.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, know as: 317 Fielding Crest, Brentwood, Tennessee 37027

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 11th day of August, 2009.

James R. Greene

Cynthia McNutt

Susan Raymond

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared James R. Greene and Cynthia McNutt with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be the within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 11th day of August, 2009.

Notary Public

JENNIFER S. DUNLAP STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 9/19/09

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Susan Raymond, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon her oath(s) acknowledged herself to be the within named bargainor(s), and that she executed the foregoing instrument of her own free will for the purposes therein set forth.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 11th day of August, 2009.

Notary Public

JENNIFER S. DUNLAP STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 9/19/09