File No. 290800295

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/25/09 11:26 3 pgs
Fees:18.00 Taxes:314.50
20090825-0079937

JULIA A. HIRT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $85,000.00

John W Gifford
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF AUGUST, 2009.

Julia A Hirt
Notary Public

MY COMMISSION EXPIRES: September 17, 2011.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title
Sidwell, Barrett, & Welch, PC
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John W. Gifford	John W. Gifford	Map 043-13-0 Parcel 117.00
(NAME) 104 Forest Park Road	(NAME) 104 Forest Park Road	
(ADDRESS) Madison, TN 37115	(ADDRESS) Madison, TN 37115	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in 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, **James R. Jenkins, Sr., and wife, Shirley A. Jenkins,** hereinafter called the grantors, have bargained and sold, and by these presents do transfer and convey unto **John W. Gifford, unmarried and Judith P. Whitlow, unmarried as tenants in common with expressed rights of survivorship,** 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:

Land in Davidson County, Tennessee, being part of Lot Nos. 19 and 20, Block D, on the plan of Forest Park Subdivision, of record in Plat Book 843, Page 44, Register's Office for Davidson County, Tennessee, being more particularly described as follows:

Beginning at the Northeast corner of Lot No. 20 in Block D, running thence South 75 feet along the West margin of Forest Road Park; thence West 120 feet to a point in the West boundary line of Lot No. 19; thence Northerly 75 feet to the Northwest corner of Lot No. 19; beginning and being the Northerly one half of Lots 19 and 20 in Block D.

Being the same property conveyed to James R. Jenkins, Sr. and wife, Shirley A. Jenkins by deed dated September 29, 2008 from U.S. Bank National Association as Trustee, and filed of record in Instrument No. 20081009-0102422, Register's Office for Davidson County, Tennessee.

This property is subject to: 2009 Real Property Taxes for the year 2009, and thereafter; All matters as set forth per Plat Book 843, Page 44; all in the Register's Office for Davidson County, Tennessee.

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, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

Subject property is investment property and is not now nor has it ever been the principal residence of the Grantor s.

unimproved ☐

This is improved ☒ property, known as 104 Forest Park Road, Madison, TN 37115
(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 20th day of August, 2009.

James R. Jenkins Sr.

Shirley A. Jenkins

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named James R. Jenkins, Sr., and Shirley A. Jenkins, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office this 20th day of August, 2009.

Commission expires: September 17, 2011

Julia A Hirt Notary Public

JULIA A. HIRT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

File Number: 290800295

RETURN TO:

Cumberland Title
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

Certificate of Authenticity

I, Kimie Perry, 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.

Kimie Perry
Signature

State of Tennessee

County of Wilson

Personally appeared before me, Mandy Alsup, a notary public for this county and state, Kimie Perry who acknowledges that this certification of an electronic document ~~is~~ true and correct and whose signature I have witnessed.

Mandy Alsup
Notary's Signature

My Commission Expires: 5-14-2011.

Notary's Seal (If on paper)

