WARRANTY DEED

PREPARED BY & RETURN TO: FERRONE & YOUNG, ATTYS.
109 WESTPARK DRIVE, SUITE 300
BRENTWOOD, TN 37027

ROBIN S. EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESESE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$113,500.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF OCTOBER, 2009.

Notary Public

MY COMMISSION EXPIRES: 2/26/2011
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Blvd., Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Steven Jenkins	Steven Jenkins	**13303004300**
(NAME)	(NAME)	
151 Elkmont Drive	151 Elkmont Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Nashville, TN 37211	
(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, **James Roberts**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Steven Jenkins and Tracy Ardoin-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:

Land located in Davidson County Tennessee, described as follows, to wit: Being a lot Number 98 the map Section One, Southlake as of record in Book 2083, Page 58 Register's Office for said County. Being Lot Number 98 fronts 88.5 feet on the south side of Elkmont Drive and runs back between lines 111.6 feet on the east line and 118.5 feet on the west line on the rear on which it measures 89.1 feet to which references is hereby made for a more complete legal description.

Being the same property conveyed to James Roberts by deed dated June 19, 2009 from Shellie Wallace, Successor Trustee of record in Instrument No. 20090701-0061299, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as **151 Elkmont Drive, Nashville, TN 37211**

(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.

BILL GARRETT, Davidson County
Trans:T20090074933 DEEDWARR
Recvd: 11/03/09 13:16 2 pgs
Fees:13.00 Taxes:419.95
20091103-0101486

Witness my hand this **30th day of October, 2009**.

James Roberts

STATE OF TENNESESE

COUNTY OF DAVIDSON

Before me, the undersigned, of State and County aforesaid, personally appeared **James Roberts** with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the person who executed the foregoing instrument for the purpose therein contained, and that he executed the same as his free act and deed.

Witness my hand and official seal at Nashville, Tennessee this 30th day of October, 2009.

Commission expires: 3-10-12

Notary Public

SARAH EVANS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires MAR. 10, 2012