WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20100020030 DEEDWARR
Recvd: 04/06/10 12:29 2 pgs
Fees:13.00 Taxes:949.05
20100406-0025652

TRICIA BALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $256,500.00

Affiant

Subscribed and sworn to before me this 6th day of March, 2010.

Notary Public
My Commission expires: 9/08/13
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
David A. Jenkins	Same as new	141-15-0-D-164.00CO
701 Vauxhall Drive	owner	
Nashville, TN 37221	,	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Danielle Dubetz and Marcia Millican**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **David A. Jenkins**, hisheirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 164 on the plan of Sheffield on the Harpeth, Phase III-D, of record in Book 7900, pages 710 and 712, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Danielle Dubetz and Marcia Millican, by Trustee's Deed from Shellie Wallace, as Successor Trustee, on January 27, 2010, of record in Instrument Number 20100203-0008556, Register's Office for Davidson County, Tennessee.

Grantors warrant that thy have never lived in the subject property as a married people and that the subject property is not subject to any marital rights therein.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Subject to all matters as shown on the Plan of record in Book 7900, page 710 and 712, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 6925, page 900; and Book 7145, page 954; and Book 9313, page 806, Register's Office for Davidson County, Tennessee.
- Homeowners Association Charter of record on Book 6939, page 985, Register's Office for Davidson County, Tennessee.

This is improved property known as: **701 Vauxhall Drive, Nashville, TN 37221**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 March 19, 2010.

Danielle Dubetz

Marcia Millican by
Marcia Millican as attorney in fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Danielle Dubetz** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this March 19, 2010

My commission expires 8/23/11

Notary Public

HAL E. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee, appeared Danielle Dubetz, with whom I am personally acquainted (or proved to on the basis of satisfactory evidence) and who upon his/her oath acknowledged himself/herself to be the Attorney-in-fact for Marcia Millican, the within named bargainor(s), and that he/she as such Attorney-in-fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name Marcia Millican, the bargainor(s), by the said Danielle Dubetz, as Attorney-in-Fact.

WITNESS my hand and seal, this 19th day of March, 2010.

NOTARY PUBLIC My Commission Expires: 8/23/11

HAL E. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY