WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20100032601 DEEDWARR
Recvd: 06/01/10 09:25 2 pgs
Fees: 13.00 Taxes: 6086.50
20100601-0041635

IVA J. BINKLEY
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,645,000.00

Linda Ray
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS **28th** day of **May, 2010**

Iva J. Binkley
Notary Public

MY COMMISSION EXPIRES: 3-9-13
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, LLC, 9175 Carothers Parkway, Suite 110, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John James Jenkins, Jr. and Anne F. Jenkins	Wells Fargo Bank, N.A.	115-80-83.00
(NAME) 405 Powder Mill Road	(NAME) P.O. Box 5708	
(ADDRESS) Nashville, TN 37205	(ADDRESS) Springfield, OH, 45501-5708	
(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, I, **Donnetta Hope Turner**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **John James Jenkins, Jr. and wife, Anne F. 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:

Lot 24, Section C-2, West Meade Village, of the Subdivision, as shown on plat of record in Plat Book 2331, page 25, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Donnetta Hope Turner by Warranty Deed from Albertine Company-Nashville, LLC, dated December 28, 2007 and recorded in Instrument No. 20080111-0003387, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 405 Powder Mill Road, Nashville, TN 37205

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, has 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.

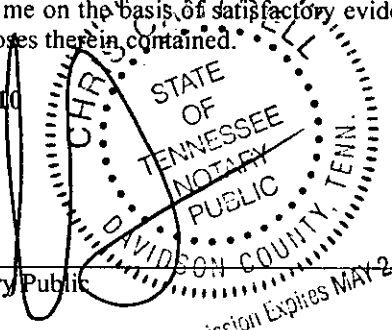
Witness our hands this **28th** day of **May, 2010**

Donnetta Hope Turner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, **Donnetta Hope Turner**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **28th** day of **May, 2010**



Notary Public

My commission expires: _____