WARRANTY DEED

KIMBERLY R. DOUGHER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $452,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28 DAY OF MAY, 2010

Notary Public

MY COMMISSION EXPIRES: May 6, 2013
(AFFIX SEAL)

BOX 50-B

PREPARED BY: RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

THIS INSTRUMENT WAS PREPARED BY
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David Alan Jenkins	Community 1st Bk & Trust	117040H00200CO
(NAME)	(NAME)	
1813B Primrose Avenue	501 S. Campbell Blvd	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212	Columbia TN 38401	
(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, Dana L. Smith, unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO David Alan Jenkins, unmarried and Larry Don Weatherford, unmarried, joint tenants with the right 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 Unit B of Primrose Townhomes, a horizontal property regime with private elements which is on Lot 3 of the Resubdivision of Lot No. 21, Block B on the Plan of Belmont Terrace, (Plat No. 20090429-0038927) as shown as Exhibit "B" of instrument No. 20090430-0039358, Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being a portion of the property conveyed to Dana L. Smith by warranty deed of C & A Financial, LLC of record in Instrument No. 20080620-0063855, conveyance dated June 17, 2008, said Register's Office.

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable, 2010 Tax a lien but not yet due and payable. Map & Parcel 117040H00200CO All matters appearing on the plan of record in Book 974, page 97 and Plat #20090429-0038927, Register's Office of Davidson County, Tennessee. Declaration of covenants, conditions and restrictions for Primrose Townhomes, a Horizontal Property Regime, with private elements, of record in Instrument No. 20090430-0039358, Register's Office of Davidson County, Tennessee.

This property, known as 1813B Primrose Avenue, Nashville, TN 37212
(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:T20100033833 DEEDWARR
Recvd: 06/03/10 14:57 2 pgs
Fees:13.00 Taxes:1672.40
20100603-0043156

Witness my/our hand(s) this 28th DAY OF MAY, 2010.

Dana L. Smith

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Dana L. Smith, with whom I am personally acquainted (or provided to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

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

Notary Public My Commission Expires: 7-2-12

(SEAL)

