Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
David J. Jenkins 735 Tulip Grove Road, #106 Hermitage, TN 37076	Community First Bank & Trust 501 S. James Campbell Blvd., Columbia, TN 38401	075-12-0-F-004.00CO

THIS INSTRUMENT PREPARED BY:
TrustLand Title & Escrow, LLC.
1720 West End Avenue, Suite 400
Nashville, Tennessee 37203

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $170,000.00

Affiant

Subscribed and sworn to before me, this the 17th day of June, 2010.

Notary Public

My Commission Expires: 7-20-2014
(Affix Seal)

DEBORAH L. BISSELL
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF PERRY

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged **Mack H. McClung and James C. Spangler, ("Grantor"),** has this day bargained and sold, and does hereby bargain, sell, transfer and convey unto **David J. Jenkins, an unmarried man ("Grantee"),** and Grantee's successors and assigns all of Grantor's interest in a certain tracts or parcels of land located in **Davidson** County, **Tennessee,** to wit:

Land in Davidson County, Tennessee, Being Lot No. 4 a/k/a Unit 106, TULIP COVE TOWNHOMES, a Horizontal Property Regime with Private Elements, as shown on the plat recorded as Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions for Tulip Cove Homeowners, Inc., of record in Instrument No. 20050525005911 9, Register's Office for Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit.

Being the same property conveyed to Mack H. McClung, married and James C. Spangler, married, by Warranty Deed from Marquis Homes, LLC., a Tennessee Limited Liability Company, dated April 4, 2006, and recorded in Instrument No.20060404-0038477, Register's Office for Davidson County, Tennessee.

THIS PROPERTY HAS NEVER BEEN THE PRIMARY RESIDENCE OF THE GRANTORS.

This conveyance is made subject to (1) Property taxes for the year 2010, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorated share thereof to GRANTEES who will be responsible for payment of said taxes. (2) all applicable zoning ordinances (3) utility, sewer, drainage and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (5) building restrictions, and (6) other matters of public record.

This is improved property located at: **735 Tulip Grove Road, #106, Hermitage, TN 37076**

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estates, title and interest thereto belonging to Grantee, his/her heirs, successors and assigns in fee simple forever.

The said Grantor does hereby covenant with the said Grantee that he/she is lawfully seized in fee simple of the aforedescribed Real Estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

BILL GARRETT, Davidson County
Trans:T20100037802 DEEDWARR
Recvd: 06/22/10 08:14 2 pgs
Fees:13.00 Taxes:629.00
20100622-0048460

IN WITNESS WHEREOF, Grantor has executed this instrument on this **17th** day of **June, 2010.**

GRANTOR(S)

Mack H. McClung

James C. Spangler

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Mack H. McClung and James C. Spangler** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as his/her/their free Act and Deed.

Witness my hand and official seal on this the **17th** day of **June, 2010.**

Notary Public

My Commission Expires: 7-20-2011

DEBORAH L. BISSELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF PERRY