State of Tennessee
County of Williamson

The actual consideration or value whichever is greater is $75,000.00

Subscribed and sworn before me this the 15th day of March, 2011.

JENNIFER R. PIEHC
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON CO.
(Affix Seal)

Affiant

Notary Public

my Commission Expires 1-6-14

WARRANTY DEED

2011044

This instrument prepared by:

SOUTHEAST TITLE of Tennessee, Inc.
214 Centerview Drive, Suite 101 Brentwood, Tennessee 37027

Address of new owner:
Brandon Jenkins
2160 Santa Fe Dr.
Franklin, TN 37064

Send tax bills to:
Newowner

Map/Parcel -10408039700C/O

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Gerald C. Finney III , an unmarried man

HEREINAFTER CALLED THE GRANTOR(S), HAVE THIS DAY BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO

Brandon Jenkins

HEREINAFTER CALLED THE GRANTEE(S), THEIR SUCCESSORS AND ASSIGNS, A CERTAIN PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN Davidson COUNTY, TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Land in Davidson County, Tennessee, being part of Lot No. 65 on the Plat of O.B. Hayes Plan of Large Lots called "Rocky" as of record in Book 21, Page 87, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point in the easterly margn of Villa Street, 150 feet northerly from the northerly margin of Belcourt; thence with the easterly margin of Villa Street northerly 50 feet to the southwest corner of the property conveyed to Annie Craig, by deed of record in Book 611, Page 37, Register's Office for Davidson County, Tennessee; thence with Craig's southerly line, easterly 159.37 feet; thence southerly parallel with Villa Street, 50 feet; thence westerly 159.37 feet to the point of the beginning.

Being all of the same property conveyed to Gerald C. Finney III, an unmarried man by warranty deed dated Hattie Bell Mabon and James Scandrick Jr. of record in Instrument No. 20050329-0033882, Register's Office for Davidson County, Tennessee.

Subject to taxes for the year 2011, easements and restrictive covenants, if any, of record in the Register's Office for said County together with any modifications and amendments thereto.

This is Unimproved PROPERTY KNOWN AS: 1718 Villa Place, Nashville, TN, 37212

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, estate, title and interest thereto belonging to the said GRANTEES, their successors, heirs or assigns, forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have 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 successors, heirs and assigns against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural and singular, and use of any gender shall be applicable to all genders.

BILL GARRETT, Davidson County
Trans:T20110019844 DEEDWARR
Recvd: 04/05/11 11:03 2 pgs
Fees:13.00 Taxes:277.50

20110405-0026109

Subscribed and sworn before me this the 15th day of March, 2011.

Gerald C. Finney III

STATE OF Arizona

COUNTY OF Maricopa

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, the within Gerald C. Finney III, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal on March 15, 2011

OFFICIAL SEAL
SUKHBIR SINGH BRAH
Notary Public - State of Arizona
MARICOPA COUNTY
My Comm. Expires Sept. 3, 2012

Notary Public
My Commission Expires: 9/3/2012