Box 14-A
23135-4

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110023311 DEEDWARR
Recvd: 04/20/11 11:57 2 pgs
Fees:13.00 Taxes:479.89
20110420-0030473

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$129,700.00**.

Affiant

Subscribed and sworn to before me, this the 19th day of April, 2011.

Notary Public

My commission expires: 2/24/13
(AFFIX SEAL)

JOHN T. COOK
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Kenneth S. Jenkins **Mary S. Jenkins**	**Acopia, LLC d/b/a Accurate Mtg. Group**	**Map 151-01-0-A Parcel 099.00CO**
3321 Milbridge Drive	**306 Northcreek Boulevard, Suite 100**	
Antioch, TN 37013	**Goodlettsville, TN 37072**	

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

Marie T. Lancaster, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Kenneth S. Jenkins and Mary S. Jenkins, husband and wife

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 Lot No. 99 on the Plan of Chatham Pointe, a Planned Unit Development, of record in Plat Book 6900, pages 444-447, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description thereof.

Being the same property conveyed to Douglas J. Dawson and wife, Marie T. Lancaster-Dawson by Deed from Jeffrey Scott Homewood and wife, Leigh Anne Homewood, of record in Book 10064, Page 412, dated May 24, 1996, Register's Office for Davidson County, Tennessee. The property was further conveyed to Marie T. Lancaster by Quitclaim Deed from Douglas J. Dawson, of record in Instrument No. 20060703-0079039, dated June 23, 2006, Register's Office for Davidson County, Tennessee.

This conveyance is subject to Declaration of Covenants, Conditions and Restrictions, of record in Book 7358, Page 656, amended in Book 7538, page 792, in Book 7599, page 812, and in Book 8667, page 381, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

This is improved (__X__) Unimproved (____) property, known as **3321 Milbridge Drive, Antioch, TN 37013**

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 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.

Witness my/our hand(s) this **19th** day of **April, 2011.**

Marie T. Lancaster

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Marie T. Lancaster,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **19th** day of **April, 2011.**

Notary Public

My Commission Expires: 2/24/13

