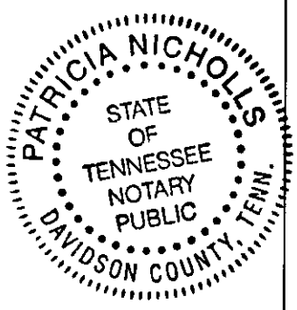
# WARRANTY DEED




STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 80,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th day of August, 2011.

Notary Public:

MY COMMISSION EXPIRES: 11/7/12
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY:**
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP - PARCEL NUMBERS: |
|---|---|---|
| Beqir Potka | NEW OWNER | Parcel ID: |
| P.O Box 148195 | | 095030A05400 |
| Nashville, TN 37214 | | |

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, we

**Estate of John A. Jenkins**

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

**Beqir Potka**

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 No. 54, as described in the Master Deed of Magnolia Square Condominiums, of record in Book 5685, Page 253, Register's Office for said County, and as shown on the Plan of Magnolia Square Condominiums, appended as Exhibit B to the Master Deed of Trust in Book 6685, Page 275, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to John A. Jenkins by deed from 1994-N2 Tennessee Associates, L.P., of record in Book 10582, Page 474, dated August 22, 1997, Register's Office for said County. The said John A. Jenkins is now deceased. The Grantor herein executes this instrument as Sole Devisee of the Estate of John A. Jenkins pursuant to the authority granted by the Will of the Decedent of record in the Probate Court of Davidson County, Tennessee, File No. 11P-44.

This conveyance is subject to all terms and provisions of the Master Deed, Restrictions, and By-Laws, of record in Book 6685, Page 253 and Instrument 200607250089316, said Register's Office.

This conveyance is made subject to: (1) 2011 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Book 5685, Page 253, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved ( X ) property, known as 2258 Lebanon Rd., Unit 54, Nashville, TN 37214

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.

Witness my hand this 19th day of August, 2011.

Estate of John A. Jenkins
By:

Jo Ann Wells, Devisee

BILL GARRETT, Davidson County
Trans:T20110051546 DEEDWARR
Recvd: 08/22/11 12:19 2 pgs
Fees:13.00 Taxes:222.00

20110822-0064767

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jo Ann Wells, Devisee for Estate of John A. Jenkins with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she is an Devisee of Estate of John A. Jenkins and as such Devisee he/she is authorized to execute this instrument on behalf of the Estate.

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

My Commission Expires: 11/7/12

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.