WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110055908 DEEDWARR
Recvd: 09/09/11 09:27 2 pgs
Fees:13.00 Taxes:340.40

20110909-0069922

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $92,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7TH DAY OF SEPTEMBER, 2011.

Notary Public

MY COMMISSION EXPIRES: 3-10-12
(AFFIX SEAL)

DAVIDSON COUNTY, TENN. JONATHAN KRISTON JACOBS NOTARY PUBLIC AT LARGE

THIS INSTRUMENT WAS PREPARED BY
Lighthouse Title and Escrow, LLC, 301 S Perimeter Park, Suite 212, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ebony Jenkins	Regions Bank dba Regions Mortgage	50-14-0/213.00
(NAME)	(NAME)	
3134 Richmond Hill Dr.	2050 Parkway Office Circle RCN- 6	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	Birmingham, AL 35244	
(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, **John Tucker, Jr., Gary Eugene Tucker and Ralph Lemont Tucker**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Ebony Jenkins, unmaried** 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:

Being Lot No. 34 Parkwood Estates Section I as of record in Book 2900, page 120 Register's office of Davidson County, Tennessee.

Beginning with a point in the northerly margin of Richmond Hill Dr at the common corner of Lots 33 and 34; thence in the northerly direction 119.5 feet to a point; thence in a westerly direction 112.7 feet to a point in the easterly margin of Spears Rd; thence along said margin 90 feet to a point in the beginning of a curve; thence around said curve 38.46 feet on a southeasterly direction to a point in the northerly margin of Richmond Hill Dr; thence along margin 74.95 feet in an easterly direction to the point of beginning.

Being the same property conveyed to Mattie P Tucker by Deed from Noah L Love and Mattie Pearl Love dated August 18th, 1980 and filed for record in Book 5639, page 648 Register's Office of Davidson County, Tennessee. The said Mattie P. Tucker having died September 30, 2010 the property is vested to the heirs of Mattie P. Tucker, John Tucker, Jr., Gary Eugene Tucker and Ralph Lemont Tucker, as sworn by an affidavit of heirship dated September 7, 2011 and filed for record as Instrument No. 20110909-0069921 in the Register's Office for Davidson County, Tennessee.

Subject to any and all matters appearing in the Register's Office of Davidson County, Tennessee.

Subject to any and all Matters appearing on the plan of record in Book 2900, page 120 Register's Office of Davidson County, Tennessee.

Subject to any and all easements and restrictions of record in the register's Office of Davidson County, Tennessee.

Subject to any and all zoning regulations, building restrictions and setback lines if any and any and all easements for public utilities.

2011 Taxes have been prorated and assumed by the Grantee.

unimproved ☐

This is improved ☒ property, known as 3134 Richmond Hill Dr., Nashville, TN 37207

(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.

Witness our hands this 7th day of September, 2011.

Ralph Lemont Tucker

John Tucker, Jr.

Gary Eugene Tucker

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 John Tucker, Jr., Gary Eugene Tucker and Ralph Lemont Tucker the bargainor (s), 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 official seal at Nashville, Tennessee this 7th day of September, 2011.

Commission expires: 3/10/12

DAVIDSON COUNTY, TENN. JONATHAN TRISTON JACOBS NOTARY PUBLIC AT LARGE

Notary Public