WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120038963 DEEDWARR
Recvd: 05/29/12 11:04 2 pgs
Fees:13.00 Taxes:146.15

20120529-0046021

MELODY M. JENKINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 3, 2014

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $39,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS **24th** day of **May, 2012**

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 9175 Carothers Parkway, Suite 110, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Willem J. Dirksen and Hilda M. Dirksen	NEW OWNER	169 00 0 357.00
(NAME) 105 Holley Forrest Drive	(NAME)	
(ADDRESS) Nashville, TN 37221	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **Kirby Gary Jenkins and Elmer Eugene Jenkins**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Willem J. Dirksen and wife, Hilda M. Dirksen**, 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 a tract of land in the 35th Council manic District of Davidson County, Tennessee, being more particularly described as follows:
Beginning at an iron rod set in the southeast margin of Hester Beasley Road at a distance of 25 feet from the center of said road, said point being in the east boundary line of the manly Marilyn Archey property, thence along the southeast margin of Hester Beasley Road to points as follows: North 50 deg. 57 min. 42 sec. East, 127.94 feet, North 47 deg. 05 min. 26 sec. East, 256.87 feet; North 49 deg. 17 min. 53 sec. East, 50.00 feet to an iron rod set at the northwest corner of Tract 3; thence leaving the southeast margin of Hester Beasley Road with the west boundary line of Tract 3 on a newly established line South 25 deg. 16 min. 04 sec. East, 631.61 feet to an iron rod set in a northern boundary line of the Gregory A. Smith et ux. Property, thence along said northern boundary line of the Smith property South 88 deg. 24 min. 35 sec. West, 144.95 feet to an existing iron rod at the northeast corner of the Winfred E. Haselton Family Trust property; thence along the north boundary line of the Haselton property South 88 deg. 23 min. 35 sec. West 447.96 feet to an existing iron rod at a corner of the Archey property; thence along the eastern boundary line of the Archey property to points as follows: North 00 deg. 15 min. 34 sec. West, 98.08 feet to an existing iron rod; North 00 deg. 32 min. 26 sec. West, 201.62 feet to the point of beginning, containing 5.04 acres, more or less.

Being the same property conveyed to Kirby Gary Jenkins and Elmer Eugene Jenkins by Warranty Deed from James W. Morris, Margaret M. Campbell, Co-Trustee of the Mary B. Johnson Revocable Living Trust Agreement, dated September 14, 2007, conveyed on December 20, 2010

and filed on December 30, 2010 in Instrument Number 20101230-0104040, Register's Office of Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved X
This is improved ☐ property, known as 0 Hester Beasley, Nashville, TN 37211

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, has 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 **24th** day of **May, 2012**

Kirby Gary Jenkins

Elmer Eugene Jenkins

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, **Kirby Gary Jenkins and Elmer Eugene Jenkins**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **24th** day of **May, 2012**

LAURIE M. HARRIS NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

Notary Public

My commission expires: 12-10-12