Return To:

Realty Title & Escrow Co., Inc.
1139 N.W. Broad St., Ste. 101
Murfreesboro, TN 37129

This Instrument Prepared by ~~and Return to~~:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Rutherford

The actual consideration or value, whichever is greater is ~~$192,000.00~~ 193,000.00.

Affiant

Subscribed and sworn before me this the 15th day of June, 2012.

Kelly Dorsey
Notary Public
My commission expires: 4.21.13

KELLY DORSEY
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Katie Allen	First Community Mortgage, Inc.	93-4-18
621 Shelby Ave	275 Robert Rose Drive	
Nashville, TN 37206	Murfreesboro, TN 37129	

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **STEVEN JENKINS AND WIFE, TARA JENKINS** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to, **KATHERINE E. ALLEN, AN UNMARRIED WOMAN,** hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Being Lot No. 50 on the plan of J.S. Williams Addition to Edgefield of record in Book 21, page 45, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lot No. 50 fronts 50 feet on the Northerly side of Shelby Avenue and runs back between parallel lines 175 feet to an alley.

Being the same property conveyed to Steven Jenkins, a single person by Warranty Deed from Cornerstone Investments, Inc. of record in Instrument No. 20091204-0111169; dated November 24, 2009; said Register's Office for Davidson County, Tennessee.

Tara Jenkins, the wife of Steven Jenkins, joins in this instrument for the purpose of conveying any and all rights she may have in and to said property, marital or otherwise, to the GRANTEE.

Subject to all Easements and Restrictions of record.

THIS IS _X___ IMPROVED ____UNIMPROVED PROPERTY KNOWN AS 621 Shelby Ave, Nashville, TN 37206.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 the 15th day of June, 2012.

Steven Jenkins

Tara Jenkins by Steven Jenkins her Attorney in Fact
Tara Jenkins
By Steven Jenkins, as her attorney in fact

BILL GARRETT, Davidson County
Trans:T20120046206 DEEDWARR
Recvd: 06/22/12 09:38 2 pgs
Fees:13.00 Taxes:714.10
20120622-0054798

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Steven Jenkins ~~and Tara Jenkins~~, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 15th day of June, 2012.

My commission expires: 09/09/14

Notary Public

CAVAN K. MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

State of TENNESSEE
County of Davidson

On this 13th day of June, 2012 before me, the undersigned Notary Public in and for said County and State, personally appeared **Steven Jenkins** with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of **Tara Jenkins**, by SPECIFIC Power of Attorney dated June 09, 2012 and who acknowledged that he executed the same as the free act and deed of **Tara Jenkins.**

My Commission Expires: 09/09/14

Notary

CAVAN K. MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY