THIS INSTRUMENT PREPARED BY: FAITH TITLE AND ESCROW, INC. 2823 HWY 31W; SUITE 450 WHITE HOUSE, TN 37188 FILE NO. 12848	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for the transfer is $129,900.00. Cari Tiesi Affiant Subscribed and sworn before me, this 22nd day of June, 2012. Notary Public My Commission Expires: 01/07/2013

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: DANAH M. JENKINS 1748 CUMBERLAND STATION BLVD. MADISON, TN 37115	Send Tax Bills To: Avenue Bank 3823 Cleghorn Avenue Nashville, TN 37215	Tax Information: Map/Parcel: 053-09-O-B/096.00

FOR AND IN CONSDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid and other good and valuable considerations, the receipt of which is hereby acknowledged, **ISMAEL ESPINO and JESSICA GUADALUPE ESPINO, HUSBAND AND WIFE**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **DANAH M. JENKINS, AN UNMARRIED WOMAN**, ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in DAVIDSON County, Tennessee, more particularly described as follows:

LAND in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 32 on the Plan of Cumberland Station at Wilson Camp, Section Three, as of record in Instrument Number 20031006-0146888, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Ismael Espino and Jessica Guadalupe Espino from Randall Phillips Homes, LLC by Deed recorded on the 15th day of December, 2004, of record in Instrument Number 20041215-0149002.

This is improved property known as 1748 CUMBERLAND STATION BLVD., MADISON, TN 37115.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

BILL GARRETT, Davidson County
Trans:T20120047310 DEEDWARR
Recvd: 06/27/12 10:51 2 pgs
Fees:13.00 Taxes:480.63
20120627-0056261

IN WITNESS WHEREOF, Grantor has executed this instrument on this 22nd day of June, 2012.

ISMAEL ESPINO

JESSICA GUADALUPE ESPINO

STATE OF TENNESSEE
COUNTY OF ROBERTSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, ISMAEL ESPINO and JESSICA GUADALUPE ESPINO, known to me or satisfactory proved to be the person(s) whose name(s) he/she/they subscribed to the within instrument and who acknowledge that he/she/they executed the same for the purposed therein contained.

Witness my hand, at office, this 22nd day of June, 2012.

Notary Public
My Commission Expires: 10/21/13

