BILL GARRETT, Davidson County
Trans:T20120063464 DEEDWARR
Recvd: 08/24/12 10:28 2 pgs
Fees:13.00 Taxes:83.25
20120824-0076327

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is 22,500.00

Affiant

Subscribed and sworn to before me, this 21st day of August, 2012.

Notary Public

My commission expires: 12/23/14

JENNIFER MCEWEN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
117 TWO MILE PIKE
GOODLETTSVILLE, TN 37072

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
JAMITHIA JENKINS	Jamithia Jenkins	071166003600
700 CROCKETT ST	110 Paige Park Ln.	
NASHVILLE, TN 37207	Goodlettsville, TN 37072	

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 ACKNOWLEDGE, WE,

DENSILA MAJORS and Patricia Majors

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

JAMITHIA JENKINS, unmarried

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. 3 ON THE PLAN OF THE RESUBDIVISION OF LOT NOS. 4 AND 5 OF A.B. SPAIN'S LISCHEY GARDEN AS OF RECORD IN BOOK 332, PAGE 5, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A COMPLETE AND ACCURATE DESCRIPTION THEREOF.

BEING THE SAME PROPERTY CONVEYED TO GEORGE L MAJORS AND DENSILA MAJORS BY QUITCLAIM DEED FROM DENSILE MAJORS DATED 03/13/02 AND RECORDED ON 03/13/02 IN INSTRUMENT NO. 20020313-0031968, SAID REGISTER'S OFFICE FOR SAID COUNTY.

GEORGE L MAJORS HAVING SINCE PASSED AWAY ON 06/10/2010 LEAVING DENSILA MAJORS AND PATRICIA MAJORS, AS HIS SOLE HEIRS.. AFFIDAVIT OF HEIRSHIPS RE: ESTATE OF GEORGE L MAJORS OF RECORD IN INSTRUMENT NO. 20120824 0076325 AND INSTRUMENT NO. 20120824 0076326, SAID REGISTER'S OFFICE.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All matters shown on the plan of record in Book 332, Page 5, Register's Office for DAVIDSON County, Tennessee.

This is improved (__X__) unimproved (____) property known as 700 CROCKETT ST, NASHVILLE, TN 37207.

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 in 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/our hand(s) this 21ST day of August, 2012.

Patricia Majors
PATRICIA MAJORS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, PATRICIA MAJORS, the within named Grantors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 21ST day of August, 2012.

Notary Public

My Commission Expires: 8.16.14

Anna E. Rowland
STATE OF TENNESSEE NOTARY PUBLIC
Rutherford County

Witness my/our hand(s) this 22nd day of August, 2012.

Densila Majors
DENSILA MAJORS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, DENSILA MAJORS, the within named Grantors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

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

Notary Public

My Commission Expires: 12/23/14

JENNIFER MCEWEN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY