(2) Bot 36

BILL GARRETT, Davidson County
Trans:T20120082085 DEEDWARR
Recvd: 10/29/12 14:53 2 pgs
Fees:13.00 Taxes:277.50
20121029-0099013

RECORD & RETURN TO:
FILE BOX 36, Davidson County

WARRANTY DEED

BOBBIE COOPER NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Bobbie Cooper
My Commission Expires
November 7, 2012
STATE OF TENNESSEE

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $75,000.00.

Affiant

Subscribed and sworn to me on October 26, 2012.

BOBBIE COOPER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC

NOTARY PUBLIC
Bobbie Cooper
My Commission Expires
November 7, 2012
STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY:
Mickey Schmitt, Esq.
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #25923SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Andy Aaron 90 Scobey Drive Nashville, TN 37210	SAME ADDRESS AS NEW OWNER	106-14-030

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Dempsey Jenkins (also known as Leonard Carl Dempsey Jenkins), hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Andy Aaron, hereinafter called **"GRANTEE,"** his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 34 on the Map of Raymond Heights, of record in Book 1424, page 141, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.
>
> Being the same property conveyed to Dempsey Jenkins by Deed from Lee A. Burnside and wife, Jean L. Burnside, of record in Book 6414, page 363, in the Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2012 Davidson County taxes which have been prorated by the parties and paid by Grantor; 2013 and subsequent taxes are assumed by the Grantee.
2. Matters shown on plan of record in Book 1424, page 141, Register's Office for Davidson County, Tennessee.
3. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This property is also known as improved property located at 90 Scobey Drive, Nashville, TN 37210.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns, forever, and GRANTOR does covenant with the said GRANTEE that she is 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 GRANTOR does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 on October 26, 2012.

Her attorney in fact

Dempsey Jenkins by David Antonio Jenkins

Dempsey Jenkins by David Antonio Jenkins, Her Attorney-In-Fact

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 David Antonio Jenkins, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument on behalf of Dempsey Jenkins, as her Attorney in Fact, as the free act and deed of the within named Dempsey Jenkins. Witness my hand and official seal on October 26, 2012.

NOTARY PUBLIC

My Commission Expires: _____

MICHAEL T. SCHMITT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Michael T. Schmitt
My Commission Expires
June 21, 2016
STATE OF TENNESSEE