Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $230,000.00

Affiant

LAURA MITCHELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

Subscribed and sworn to before me, this 18th day of January, 2013.

Notary Public
My commission expires: 5/20/14

02-1210-48094

Address of New Owner:	Send Tax Bills to:	Tax Information
Tamena A. Jenkins 5457 Oak Chase Antioch TN 37013	Primary Residential Mortgage 4750 West Wiley Way Salt Lake City, UT 84116	173-04-0A-274.00-CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Tarria O. McNeal and George F. McNeal, wife and husband, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Tamena A. Jenkins and husband, Anthony W. Jenkins, Sr., hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being Lot No. 274, on the Plan of First Revision of Phase Three, Oak Highlands, of record in Instrument No. 20020122-0008284, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Tarria O. McNeal and George F. McNeal, wife and husband by deed from Yazdian Construction, Inc., a Tennessee Corporation, dated November 26, 2003, recorded December 29, 2003, of record in Instrument No. 20031229-0182988, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 5457 Oak Chase, Antioch, TN 37013

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 assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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 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.

BILL GARRETT, Davidson County
Trans:T20130007469 DEEDWARR
Recvd: 01/28/13 13:50 3 pgs
Fees:18.00 Taxes:851.00
20130128-0008839

WITNESS my hand this 18th day of January, 2013.

Tarria O. McNeal

George F. McNeal

STATE OF CALIFORNIA
COUNTY OF San Bernardino

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Tarria O. McNeal and George F. McNeal 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 in Rancho Cucamonga, CA this 18th day of January, 2013.

Notary Public
State of ~~Tennessee at Large~~ California

My Commission expires
May 26, 2016

CERTIFICATION OF TITLE

Notwithstanding any language to the contrary purporting to limit the liability arising therefrom or to qualify the information contained therein, I hereby certify that the information contained in the attached title schedules, as of the effective date stated thereon, is an accurate representation of title according to the official indexing of the public records of the situs county regarding the subject property.

This _____ day of _____, _____.

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

State of California
County of San Bernardino

On Jan 18, 2013 (Date) before me, Cindy Jijon Notary Public (Here Insert Name and Title of the Officer)

personally appeared Tarria O Lee McNeal (Name(s) of Signer(s))

and George F. McNeal,

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: _____ (Signature of Notary Public)

CINDY JIJON
Commission # 1979654
Notary Public - California
San Bernardino County
My Comm. Expires May 26, 2016

Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: Warranty Deed.

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____	Signer's Name: _____
☐ Corporate Officer — Title(s): _____	☐ Corporate Officer — Title(s): _____
☐ Individual	☐ Individual
☐ Partner — ☐ Limited ☐ General	☐ Partner — ☐ Limited ☐ General
☐ Attorney in Fact	☐ Attorney in Fact
☐ Trustee	☐ Trustee
☐ Guardian or Conservator	☐ Guardian or Conservator
☐ Other: _____	☐ Other: _____
Signer Is Representing: _____	Signer Is Representing: _____
RIGHT THUMBPRINT OF SIGNER — Top of thumb here	RIGHT THUMBPRINT OF SIGNER — Top of thumb here

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Item #5907