**WARRANTY DEED**

BILL GARRETT, Davidson County
Trans:T20130017061 DEEDWARR
Recvd: 03/01/13 10:02 2 pgs
Fees:13.00 Taxes:2097.60
20130301-0020593

STATE OF TENNESSEE
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $566,920.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 28th day of February, 2013

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

CERTIFICATE OF STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires May 5, 2015

**THIS INSTRUMENT WAS PREPARED BY**
Foundation Title & Escrow Series, LLC, 30 Burton Hills Blvd, Suite 400, Nashville, TN 37215

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| William J. Jenkins and Leslie S. Jenkins | First Tennessee Bank | 158 12001200 |
| (NAME) | (NAME) | |
| 1706 Old Hickory Blvd | 300 Court Ave 3rd Floor | |
| (ADDRESS) | (ADDRESS) | |
| Brentwood, TN 37027 | Memphis, TN, 38103 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

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 acknowledged, I/WE, **Don T. Brothers and Amy B. Brothers**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **William J. Jenkins and Leslie S. Jenkins, husband and wife**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in ~~Williamson~~ Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 536, Resubdivision of Lots 535 and 536, Hillsboro Park, Section 13, as shown on plat of record as Instrument No. 20050617-0069608, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Don T. Brothers, Jr. and wife, Amy B. Brothers, as tenants by the entireties, by deed from Anne N. Holladay dated 5/27/04 of record in Instrument No. 20040527-0062774, as re-recorded in Instrument No. 20040616-0070908, and re-re-recorded in Instrument No. 20040902-0106356, Register's Office for Davidson County, Tennessee, and by quitclaim deed dated 6/6/05 to Don T. Brothers, Jr. and wife, Amy B. Brothers, from Conrad Construction Company, Inc. of record in Instrument No. 20050729-0089222, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 1706 Old Hickory Blvd, Brentwood, TN 37027

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, has a good right to convey it and the same is 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 our hands this **28th** day of **February, 2013**

**Don T. Brothers, Jr.**

**Amy B. Brothers**

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned authority, **Don T. Brothers, Jr. and Amy B. Brothers,** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **28th** day of **February, 2013**

Notary Public

CHRIS CANTRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 5, 2015

My commission expires: _____

Return To:

FOUNDATION
TITLE AND ESCROW, LLC
21672 ~~1725~~ N. Mt. Juliet Rd., ~~Ste C~~
Mt. Juliet, TN 37122