THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:
W. AARON FORTNER, ATTORNEY AT LAW
c/o 12 Cadillac Drive, Ste. 450
Brentwood, Tennessee 37027

BILL GARRETT, Davidson County
Trans:T20130034873 DEEDWARR
Recvd: 04/29/13 11:05 2 pgs
Fees:13.00 Taxes:549.45
20130429-0042206

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Heather R. Jenkins 5061 Streamfield Pass Antioch, Tennessee 37013	First Bank 6131 Shallowford Road, Suite 102 Chattanooga, TN 37421	149-100-105.00

For and in consideration of the sum of Ten Dollars, cash paid in hand paid by the hereinafter named Grantees, and for other good and valuable consideration, the receipt of which is hereby acknowledged, we, **GEORGE V. DODSON AND WIFE, MELISSA DODSON**, hereinafter called the Grantors, have bargained and sold, and by these presents do hereby transfer and convey unto **HEATHER R. JENKINS, unmarried woman,** hereinafter called the Grantee, her heirs and assigns, the following described Real Property in **Davidson** County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 49 on the Plan of Hunters Run, Section 3, of record in Plat Book 9700, page 684, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to George V. Dodson, unmarried, by Warranty Deed from Lori L. Hail, unmarried, of record in Instrument No. 20041111-0136013, dated 10/29/2004, Register's Office for Davidson County, Tennessee; further conveyed by George V. Dodson by Quitclaim Deed to George V. Dodson and wife, Melissa Dodson of record in Instrument No. 200910230098154, dated 10/15/2009, Register's Office for Davidson County, Tennessee.

This is improved property known as **5061 Streamfield Pass, Antioch, Tennessee 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 GRANTEE, forever. GRANTOR covenants with said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise set out herein. We do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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 **25th** day of **April, 2013**:

George V. Dodson

Melissa Dodson

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **GEORGE V. DODSON AND MELISSA DODSON**, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that such person or persons executed the within instrument for the purposes therein contained. Witness my hand and official seal, this 25th day of April, 2013:

Notary Public

My Commission Expires: 6.3.14

W. AARON FORTNER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

STATE OF TENNESSEE

COUNTY OF ~~WILLIAMSON~~ DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $148,500.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 25th 26 DAY OF APRIL, 2013:

Notary Public

My Commission Expires: 9.9.14

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.