WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130038716 DEEDWARR
Recvd: 05/09/13 08:47 2 pgs
Fees:13.00 Taxes:314.50
20130509-0046803

LARRY D. CRAIG NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $85,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8TH DAY OF MAY, 2013.

Notary Public

MY COMMISSION EXPIRES: 10-28-2015
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Closing & Title Services, Inc. 533 Rivergate Parkway, Goodlettsville, TN 37072-2027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
HAROLD G. JOHNSON	HAROLD G. JOHNSON	094-02-0-124.00
(NAME)	(NAME)	
P.O. BOX 331235	[SAME]	
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37203		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **TERRANCE S. JENKINS, unmarried,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **HAROLD G. JOHNSON,** a married**man**, HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 138 in the United Electric Railway's Addition to East Nashville, of record in Plan Book No. 161, Page 8, Register's Office for Davidson County.

Being the same property conveyed to Charles Willis Jenkins, Jr. and wife, Irene Knight Jenkins, by deed from George W. Day and wife, Mamie Lee Day, of record in Book 2812, Page 261, Register's Office for Davidson County, Tennessee. The said Irene Knight Jenkins having died on February 23, 1999, survived by her husband and vested into Charles Willis Jenkins, Jr., surviving tenant by the entirety. Charles Willis Jenkins, Jr., unmarried, having died testate on April 7, 2007, and his last will dated October 30, 1986, was admitted to probate and was administered in the Seventh Circuit Court, Probate No. 09P-1302. The stated beneficiaries under the aforestated last will were Patricia Rae Jenkins, Willis Chester Jenkins, Terrance Steven Jenkins and Danny Thomas Jenkins. Patricia Rae Jenkins, aka Patricia R. Jenkins, died on November 24, 2000, without issue, unmarried and intestate survived by her father, Charles Willis Jenkins, Jr. as her sole heir at law.

Being the same property conveyed to Terrance S. Jenkins by Executor's Quitclaim deed of record in Instrument No. 20100108-002114, Register's Office for Davidson County, Tennessee, as corrected in Instrument No. 20130429-0042287, said Register's Office, and by deeds from Danny T. Jenkins and Willis C. Jenkins of record in Instrument Nos. 20100108-002115 and 20100108-0002116, said Register's Office.

This conveyance is further subject to (1) all applicable zoning ordinances, (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/ condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (4) building restrictions, and (5) other matters of public record.

This is the same legal description as on the previous Deed of record.

This is improved property, known as 1808 EASTSIDE AVENUE, NASHVILLE, TN 37206
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 I do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my heirs and representatives, 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 my hand this 8th day of May, 2013.

TERRANCE S. JENKINS

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public, in and for the said County and State, TERRANCE S. JENKINS, unmarried, the within named bargainor(s), with whom I am personally acquainted or proved to be on the basis of satisfactory evidence and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 8th day of May, 2013.

Commission expires: 10-28-2015

Notary Public

LARRY D. CRAIG
NOTARY PUBLIC AT LARGE
CHEATHAM COUNTY, TENN.