WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130054928 DEEDWARR
Recvd: 06/28/13 10:36 2 pgs
Fees:13.00 Taxes:388.50
20130628-0066645

ANITA LESTER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $105,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of June, 2013.

Notary Public

MY COMMISSION EXPIRES: 11-3-15

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Wayne Jenkins	Mortgage Investors Group	07509000400
(NAME)	(NAME)	
302 Bonnahurst Drive	8320 E Walker Springs Ln, Ste 200	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076-1007	Knoxville, TN 37923	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Grace Wilson, Trustee of the David F. Wilson and Grace Wilson Family Trust created August 2, 2008**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Wayne Jenkins and Elisa J. Jenkins, Husband and Wife**, hereinafter called the GRANTEE(S), their heirs and/or 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. 578 on the Plan of Hermitage Hills, Section Six, as of record in Plat Book 3300, page 10, Register's Office for said County, to which plan reference is hereby made for a more particular description.

Being the same property conveyed to David F. Wilson and wife, Grace Wilson by Deed from John L. Norris and wife, Christina Norris, dated 03/28/1984 and filed for record on 03/30/1984 in Book 6260, Page 966, Register's Office for Davidson County, Tennessee. Also being the same property conveyed to David F. Wilson and wife, Grace Wilson, trustee(s) u/a/d Jan 17 1995 by Deed from David F. Wilson and wife, Grace Wilson, individually, dated 01/17/1995 and filed for record on 02/27/1995 in Book 9604, Page 126, Register's Office for Davidson County, Tennessee. Further being the same property conveyed to Grace Wilson Trustee, of the David F. Wilson and Grace Wilson Family Trust created August 2, 2008 by Quit Claim Deed from David F. Wilson and wife Grace Wilson, trustee's u/a/d Jan 17, 1995 of record in Instrument no. 20130628006644, Register's Office for Davidson County, Tennessee.

All matters as set forth per Plat Book 3300, Page 10, 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.

unimproved ☐

This is improved ☑ property, known as 302 Bonnahurst Drive, Hermitage, TN 37076-1007
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

File No.: 01288-15551
SMG TN Warranty Deed

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(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 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 GRANTEE(S), their heirs and/or 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 26th day of June, 2013

Grace Wilson Trustee 6/24/2013
Grace Wilson
Trustee of the David F. Wilson and Grace Wilson Family
Trust created August 2, 2008

State of TN
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Grace Wilson with whom I am personally acquainted and who proved himself/herself to be the Trustee of The David F. Wilson and Grace Wilson Family Trust created August 2, 2008, the bargainor, and who, being authorized to do so, acknowledged she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 25th day of June, 2013.

Kimie Perry
Notary Public
My Commission expires: 5/13/2016

KIMIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122