	STATE OF TENNESSEE COUNTY OF Williamson The actual consideration or value, whichever is greater, for this transfer is $266,000.00 Affiant Subscribed and sworn to before me, this the 15th day of July, 2013. Notary Public My commission expires: 5/20/14

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

THIS INSTRUMENT WAS PREPARED BY
Windmill Title, LLC
7103 Bakers Bridge Ave., Ste 103
Brentwood, TN 37027
Phone: (615) 613-0483

BILL GARRETT, Davidson County
Trans:T20130062546 DEEDWARR
Recvd: 07/23/13 10:04 2 pgs
Fees:13.00 Taxes:984.20
20130723-0075965

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Jacob Basden	Peoples Home Equity Inc.	**092-16-0-E-011.00**
1920 Adelicia Street, #301	150 N. Seven Oaks	
Nashville, TN 37212	Knoxville, TN 37922	

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, WE,

John F. Jenkins, Jr. and wife Delores B. Jenkins

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jacob Basden, unmarried

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Unit No. 301, together with the appurtenant interest in the common elements of The Adelicia, A Condominium, a horizontal property regime established by Master Deed of record in Instrument No. 20060222-0020964, as amended and restated by instrument of record in Instrument No. 20071212-0143307, Register's Office for Davidson County (collectively, the "Master Deed"), said Unit being depicted on the Condominium Plat attached as Exhibit "B" to the aforementioned Master Deed.

Together with Parking Space Number 188, which is assigned as a Limited Common Element appurtenant to the above described Unit, as set forth and defined in the Master Deed.

Being the same property conveyed to John F. Jenkins, Jr. and wife, Dolores B. Jenkins by Deed from Adelicia Development, LLC, a Tennessee limited liability company of record at Instrument No. 20080723-0075325, Register's Office for Davidson County, Tennessee, dated July 21, 2008 and recorded on July 23, 2008 and being the same property (as to Parking Space #188) conveyed to John F. Jenkins and Delores B. Jenkins by Quitclaim Deed from John F. Jenkins Jr. and Delores B. Jenkins dated June 24, 2013 and recorded July 12, 2013 in Instrument No. 20130712-0072257, Register's Office for Davidson County, Tennessee.

NOTE: Parking Space #197 has intentionally been excluded from this conveyance and is to remain a limited common element of Unit # 912 of the Adelicia.

This conveyance is subject to all covenants, conditions, restrictions, easements, agreements, planning documents and other matters of public record in said Register's Office, all applicable governmental and zoning regulations, and a lien for taxes for the current year, which have been prorated and assumed by Grantee.

This is improved (__X__) unimproved (____) property known as 1920 Adelicia Street, #301, Nashville, TN 37212.

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 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 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/OUR HANDS EFFECTIVE AS OF July 15, 2013:

John F. Jenkins, Jr.

Delores B. Jenkins

STATE OF ARKANSAS)
)
COUNTY OF GARLAND)

INDIVIDUAL ACKNOWLEDGEMENT

Personally appeared before me, a Notary Public of said County and State, John F. Jenkins, Jr. and Delores B. Jenkins, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this the 15th day of July, 2013.

My Commission Expires: 8-1-13

Notary Public

Lauren Pedigo
Notary Public - State of Arkansas
Garland County
My Commission Expires Aug. 1, 2013

20131251R