BILL GARRETT, Davidson County
Trans:T20130081172 DEEDWARR
Recvd: 09/19/13 10:13 2 pgs
Fees:13.00 Taxes:619.75

20130919-0098641

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $167,500.00

B. Polasek
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS **17th** day of **September, 2013**

Deborah K. Devine
Notary Public

MY COMMISSION EXPIRES: 10-18-16
(AFFIX SEAL)

DEBORAH K. DEVINE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Comm. Expires October 18, 2016

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 K. Flynn	Fifth Third Mortgage Co.	071-16-0-036.00
(NAME) 700 Crockett St	(NAME) 5001 Kingsley Drive	
(ADDRESS) Nashville, TN 37207	(ADDRESS) Cincinnati OH 45227	
(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, **Jamithia Jenkins, unmarried**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **William K. Flynn, unmarried**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 3 on the Plan of the Re-subdivision of Lot Nos. 4 and 5 of A. B. Spain's Lischey Garden as of record in Book 332, page 5, Register's Office for said County, to which plan reference is hereby made for a complete and accurate description thereof.

BEING the same property conveyed to Jamithia Jenkins, unmarried by deed dated 08/21/2012 from Densila Majors and Patricia Majors and filed of record in Instrument# 20120824-0076327, Register's Office for Davidson County, Tennessee. Affidavit of Heirship filed of record in Instrument# 20120824-0076325 and 20120824-0076326 and filed of record in said Register's Office.

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 700 Crockett St, Nashville, TN 37207

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 **17th** day of **September, 2013**

Jamithia Jenkins

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, **Jamithia Jenkins**, 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 **17th** day of **September, 2013**

Notary Public

My commission expires:

KAREN L. TRUSTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-23-2016

Return to:
Realty Title
206A Cool Springs Blvd #106
Franklin, TN 37067