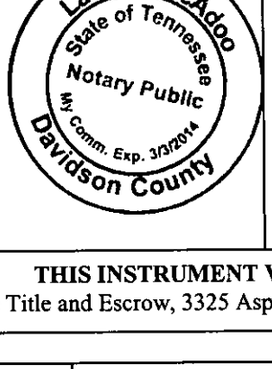
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $50,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24TH DAY OF OCTOBER, 2013.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3325 Aspen Grove Drive, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jamithia Jenkins	Jamithia Jenkins	07116004200
(NAME) Po Box 70104	(NAME)	
(ADDRESS) Nashville TN 37207	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, Linda F Gleaves, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jamithia Jenkins, 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 part of Lot No. 3 on the Plan of A. B. Spain's Subdivision of the Lischey Garden, of record in Book 161, Page 116, Register's Office for Davidson County, and further described as follows:

Beginning at a hub on the easterly margin of Jones Avenue, 35 feet north of the corner of Lots No. 2 & 3; thence with the easterly margin of said avenue, North 40° East 50 feet to hub; thence South 86° East 150 feet to a hub; thence South 4° West 50 feet to a hub; thence North 86° West 150 feet to the point of beginning.

Excluded from this description:

Beginning at a point in the existing Right-of-Way of Jones Avenue, 16 feet right of station 14+47.68 Project 10-R-05;

Thence: With the easterly Right-of-Way of Jones Avenue, North 14° 06' 34" East, 50 feet to a point 16 feet right of station 14+97.68 Project 01-R-05;

Thence: Leaving the easterly Right-of-Way of Jones Avenue, South 75° 53'26" East. 9 feet to a point;

Thence: South 14° 06' 34" West, 50 feet to a point:

Thence: North 75° 53' 26" West 9 feet to the point of beginning.

Said portion of land contains 450 square feet, or 0.01 acres

Being the same property conveyed to Zellburge Gleaves and wife Linda F Gleaves, by deed of record in Book 6712, Page 115, Register's Office for Davidson County, Tennessee. The said Zellburge Gleaves having since died.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as 1313 Jones Avenue, Nashville, TN 37207

(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 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, 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 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.

BILL GARRETT, Davidson County
Trans:T20130093287 DEEDWARR
Recvd: 10/31/13 11:59 2 pgs
Fees:13.00 Taxes:185.00
20131031-0113108

Witness my hand this 24th day of October, 2013.

Linda F. Gleaves

Linda F Gleaves

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 Linda F Gleaves, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee this 24th day of October, 2013.

Commission expires:

Notary Public

KASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 01-24-2017