THIS INSTRUMENT PREPARED BY:
TrustLand Title & Escrow, LLC
1720 West End Avenue, Suite 400
Nashville, Tennessee 37203
13-4812

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Michael D. Slarve 307 Bethlehem Road Lebanon, TN 37087	New Owner	105-01-0-222.00

BILL GARRETT, Davidson County
Trans:T20140009686 DEEDWARR
Recvd: 02/11/14 08:48 2 pgs
Fees:13.00 Taxes:1376.40
20140211-0011848

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $372,000.00

Affiant

Subscribed and sworn to before me, this the 31st day of January, 2014.

Notary Public

My Commission Expires: _____
(Affix Seal)

MATTHEW H. RYAN
STATE OF TENNESSEE NOTARY PUBLIC
Comm. Exp. 7-8-2014
WILSON COUNTY

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged **Stephanie A. Jenkins and husband, Herbert B. Jenkins, ("Grantor"),** has this day bargained and sold, and does hereby bargain, sell, transfer and convey unto **Michael D. Slarve ("Grantee"),** and Grantee's successors and assigns all of Grantor's interest in a certain tracts or parcels of land located in **Davidson** County, **Tennessee**, to wit:

Land in Davidson County, Tennessee, Being the eastern 46 feet of Lot No. 97 and the western 16 feet of Lot No. 98 in Boyd Ament Tract, a plan of which is of record in Book 21, page 83, in the Register's Office for said County, Tennessee.

Said eastern part of said Lot No. 97 and the western part of Lot No. 98 together front 62 feet on the northerly side of Edgehill Avenue, formerly West Jackson or Pendleton Street and running back between parallel lines 168 feet to an alley

Being the same property conveyed to Stephanie A. Jenkins and husband, Herbert B. Jenkins, by Quit Claim Deed from Stephanie A. Jenkins, dated March 18, 2009, of record in Instrument No. 20090325-0026867, Register's Office for Davidson County, Tennessee.

This is improved property located at: **1508 Edgehill Avenue, Nashville, TN 37212**

This conveyance is made subject to (1) Property taxes for the year 2014, a lien not yet due and payable. (2) all applicable zoning ordinances (3) All matters shown on the plat of record in Book 21, page 83, Register's Office for Davidson County, Tennessee, (4) Driveway, Fence and Garage Easement of record in Instrument No. 20060504-0052150, Register's Office for Davidson County, Tennessee, (5) building restrictions, and (6) other matters of public record.

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 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, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to al genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this **31st** day of **January, 2014.**

GRANTOR(S)

Stephanie A. Jenkins

Herbert B. Jenkins

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Stephanie A. Jenkins and Herbert B. Jenkins** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as their free Act and Deed.

Witness my hand and official seal on this the **31st** day of **January, 2014.**

Notary Public

My Commission Expires: