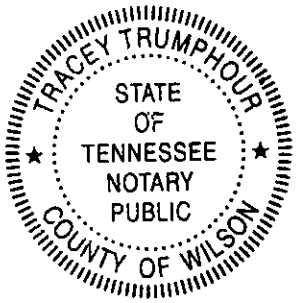
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $365,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of March, 2014.

Notary Public

MY COMMISSION EXPIRES: 8.14.17

(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
Elaine Denise Marcum	Elaine Denise Marcum	11000018500
(NAME)	(NAME)	
2265 Stewarts Ferry Pike	2265 Stewarts Ferry Pike	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Hermitage, TN 37076	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20140017384 DEEDWARR
Recvd: 03/14/14 10:56 2 pgs
Fees:13.00 Taxes:1350.50
20140314-0021448

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, **James R. Jenkins Sr. and wife, Shirley A. Jenkins**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Elaine Denise Marcum, unmarried**, 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 the 2nd Civil District of Davidson County, Tennessee, described according to a survey made August 9, 1986, by Robert E. Frances, Surveyor, as follows:

Beginning at a nail in the center line of Stewarts Ferry Pike, the common front corner of the land herein described and the lands of the United States Government Property; thence North 7 degrees, 52 minutes, 05 seconds, East 19.65 feet to a concrete U.S. Government marker; thence North 10 degrees, 10 minutes, 43 seconds East 1,134.15 feet to a concrete U.S. Government marker; thence South 76 degrees, 45 minutes, 20 seconds East, 200.26 feet to a point; thence South 76 degrees, 08 minutes, 15 seconds West, 1,139.09 feet to a nail in the center of Stewarts Ferry Pike; thence with the center line of said pike North 80 degrees, 59 minutes, West 200.00 feet to the beginning point.

Being the same property conveyed to James R. Jenkins, Sr. and wife, Shirley A. Jenkins by Warranty Deed dated 03/30/2006 from Robert H. Springer and wife, Dianne K. Springer of record in Instrument 200604030037795, Register's Office for Davidson County, Tennessee. Said deed was rerecorded in Instrument 200703220034768.

Being the same property conveyed to Elaine Denise Marcum, unmarried by deed from James R. Jenkins Sr. and wife, Shirley A. Jenkins as of record in Record Book _____, Page _____, Register's Office for Davidson County, Tennessee. 20140314-0021448

Right-of-Way for Stewarts Ferry Pike, as much as therein may lie.

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 2265 Stewarts Ferry Pike, Hermitage, TN 37076
(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 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 our hands this 13th day of March, 2014.

James R. Jenkins Sr.

Shirley A. Jenkins

State of Tennessee
County of Wilson

Personally appeared before me James R. Jenkins Sr. and Shirley A. Jenkins, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 13th day of March, 2014.

Notary Public
My Commission Expires: 8.14.17

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

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