WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $371,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF MARCH, 2014.

Notary Public

MY COMMISSION EXPIRES: _____ (AFFIX SEAL)

ANNE MARIE CHANDLER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires August 23, 2016

G-VRES-14-134

BILL GARRETT, Davidson County
Trans:T20140021046 DEEDWARR
Recvd: 03/28/14 15:26 2 pgs
Fees:13.00 Taxes:1372.70
20140328-0025915

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	
Mollie Jannasch		
(NAME)	(NAME)	**118-6-D-38.00 CO**
134 Gale Park Lane	New Owner	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **JEREMY ROBERT JENKINS AND WIFE, NICOLE SCHNEIDER JENKINS,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **MOLLIE JANNASCH, A SINGLE PERSON** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit 38, GALE PARK SINGLE FAMILY HOMES, A CONDOMINIUM, as established under Declaration of record in Instrument No. 20110224-0015356, corrected at Instrument No. 20110531-0041215, amended at Instrument Nos. 20110311-0019705, 20120508-0039773, 20120921-0086162 and 20130306-0022201, in the Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more particular description of said unit.

Being the same property conveyed to Jeremy Robert Jenkins and wife, Nicole Schneider Jenkins by Warranty Deed from Gale Park, LLC, recorded on the 11th day of October, 2011 in Instrument No. 20111011-0078896, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to:
- County Taxes for the year 2014 and subsequent years.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of GALE PARK, as recorded in Instrument No. 20110208-0011108.
- Covenants, Conditions and Restrictions as set forth in Declaration recorded in Instrument No. 20110224-0015350, amended at Instrument Nos. 20110311-0019706, 20120508-0039772; 20120921-0086161, 20130306-0022200 and 20131230-0130919, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions as set forth in Declaration recorded in Instrument No. 20110224-0015356, corrected at Instrument No. 20110531-0041215, amended at Instrument No. 20110311-0019705, 20120508-0039773, 20120921-0086162 and 20130306-0022201, Register's Office for Davidson County, Tennessee.
- Inspection and Maintenance Agreement for Private Stormwater Management Facilities recorded at Instrument No. 20100810-0063194, Register's Office for Davidson County, Tennessee.
- Charter of Homeowners Association recorded at Instrument Nos. 20110510-0035846 and 20110510-0035847, Register's Office for Davidson County, Tennessee.
- Easement for sanitary sewer and water mains, recorded in Book 10131, Page 935 and Book 10131, Page 939, Register's Office for Davidson County, Tennessee.
- Easement for slope and grading, recorded in Instrument No. 20041108-0134230, Register's Office for Davidson County, Tennessee.
- Drainage Detention, Access Road and Sign Agreement recorded in Book 9237, Page 382, Register's Office for Davidson County, Tennessee.
- Site Development Agreement recorded in Book 9237, Page 425, Register's Office for Davidson County, Tennessee.
- Reserve Easement and Restrictions Agreement recorded in Book 9237, Page 495, Register's Office for Davidson County, Tennessee.
- Interest of other parties, if any, contained in Memorandum of Lease recorded in Book 8246, Page 227.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **134 Gale Park Lane, Nashville, Tennessee 37204**.

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 hand(s) this the 27th DAY OF MARCH, 2014.

Jeremy Robert Jenkins

Nicole Schneider Jenkins

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JEREMY ROBERT JENKINS AND NICOLE SCHNEIDER JENKINS, the within named bargainor, 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 and official seal, this the 27th of March, 2014.

Notary Public
My Commission Expires:
(SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires August 23, 2016

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212