Prepared by:
L. Broner McCoy
Attorney at Law
102 N. Main
Ashland City, TN 37015
File: 14040025

JAMIE L. TAYLOR NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $68,000.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 24th DAY OF APRIL, 2014.

NOTARY PUBLIC

My Commission expires: 3-7-2017

Address of New Owner
Jeremy E. Jensen and Holly M. Jensen, husband and wife
4701 Bull Run Road
Ashland City, TN 37015

Send Tax Bills To:
~~Same~~ lit
MORTGAGE INVESTORS GROUP
8320 EAST WALKER SPRINGS LANE #200
KNOXVILLE, TN 37923

Tax Information:
046-00-0-056.00

BILL GARRETT, Davidson County
Trans:T20140029013 DEEDWARR
Recvd: 04/29/14 09:23 2 pgs
Fees:13.00 Taxes:251.60
20140429-0035758

Warranty Deed

For and in consideration of the sum of TEN and NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Virginia Byrd,** hereinafter called the **Grantor**, has bargained and sold, and by these presents do transfer and convey unto **Jeremy E. Jensen and Holly M. Jensen, husband and wife,** hereinafter called the **Grantees**, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land located in the 13th, formerly 25th Civil District of Davidson County, Tennessee, being part of Lot No. 2 on the Plan marked Exhibit "A" of part of the Lands of Elias Simpkins, deceased, of record in Plan Book 2, page 64, Chancery Court at Nashville, described as follows:

Beginning at a point in the southern margin of Bull Run Road; thence with the margin of said Road North 59° 30' East 222.4 feet to a point in the southern margin of said Road, Ivan L. Stinehelfer's NW corner; thence with the west line of Ivan L. Stinehelfer's, South 26° 36' East 178 feet to a point in the center of Bull Run Creek; thence with the center of Bull Run Creek 222.4 feet to a point in the center of said Creek; thence North 30° 30' West 175.4 feet to the beginning.

Being the same property conveyed to Gary Baker by Warranty Deed from Joe Randall Cothran, unmarried, dated 03/08/2001 and filed for record on 03/09/2001 as Instrument Number 20010309-0022610, Register's Office for Davidson County, Tennessee. The said Gary Baker having died 05/22/2013, real property vested in Virginia Byrd under the terms of his Last Will and Testament same having been probated in the Seventh Circuit Court for Davidson County, Tennessee (Docket No. 13P-1510). TennCare release obtained 09/30/2013, a copy of which can be found in the Seventh Circuit Court Probate File.

This is improved property generally located:
4701 Bull Run Road, Ashland City, TN 37015

SUBJECT TO THE FOLLOWING:

1. 2014 Taxes have been prorated and have been assumed by and are the responsibility of Grantee.
2. Easement for the flow of the waters of Bull Run Creek and the rights of the public therein.
3. Rights of upper and lower riparian owners to the flow of the water of Bull Run Creek, free from diminution or pollution.
4. Changes in the boundary of the subject property resulting from erosion or accretion caused by the flow of Bull Run Creek.

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. I do covenant with said Grantees that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that same is unencumbered, unless otherwise set out herein or as to other matters appearing of record. I further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the 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.

IN WITNESS WHEREOF, **Virginia Byrd** has caused this instrument to be executed, this the 24 day of April, 2014.

Virginia Byrd

Virginia Byrd

STATE OF TN
COUNTY OF Cheatham

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared, **Virginia Byrd,** 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.

This the 24 day of April, 2014.

My commission Expires: 9/22/14

NOTARY PUBLIC

LEWIS BRONER McCOY
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

RETURN TO:

TAYLOR TITLE & ESCROW, INC.
305 RAYON DRIVE
OLD HICKORY, TN 37138

2696