WARRANTY DEED

KIMIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
COMMISSION EXPIRES 5-3-2016

Y-BR-14-22

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $138,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF JULY, 2014.

Notary Public

MY COMMISSION EXPIRES: _____ (AFFIX SEAL)

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:	MAP / PARCEL NUMBER (S)
Francesa Nelson	Cartus Home Loans	
(NAME)	(NAME)	**122-1-A-236.00 CO**
22 Fawn Creek Pass	1 Mortgage Way	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Mt. Laurel, NJ 08054	
(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 **EUGENE K. JENKINS, JR.,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **FRANCESA NELSON, A MARRIED WOMAN AND THOMAS NELSON, HER HUSBAND** 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 No. 11, on the Plan of Woodland Point, Phase III, a Private Element Horizontal Property Regime (being the Townhome Area Woodland Point), located on Fawn Creek Pass, Nashville, Davidson County,, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for Woodland Point Townhomes, a Horizontal Property Regime with Private Elements, Phase III, of record in Boundary Plat in Instrument No. 20000713-0069314, and Plat of record in Instrument No. 200010110101044, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete legal description.

Being the same property conveyed to Eugene K. Jenkins, Jr., a single man by Warranty Deed from Faye Porter, married, recorded on the 14th day of September, 2012 in Instrument No. 20120914-0083786, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to:

- County of Davidson taxes for the year 2014.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the boundary plat recorded in Instrument No. 20000713-0069314 and Exhibit to Restrictions recorded at Instrument No. 20001011-0101044.
- Covenants, Conditions and Restrictions as recorded in Instrument Nos. 20000607-0056981, 20000711-0068562, 20001011-0101044, 20010510-0048792, 20020725-0089575 and 20020904-0107261.
- Terms and provisions of by-Laws recorded in Instrument Nos. 20040615-0070768, 20090121-0005240, 20080104-0001237, 20080521-0052236 and 20120518-0043315.
- Charter of Homeowners Association recorded at Instrument Nos. 20001013-0102000, 20020222-0022863 and 20020222-0022862.
- Easement for Right of Way for Street Purposes, recorded in Book 8332, Page 982.
- Landscape Agreement recorded in Instrument No. 20000612-0058346.
- Easement for Sanitary Sewer/Storm Drainage, recorded in Instrument No. 20120914-0083786.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **22 Fawn Creek Pass, Nashville, Tennessee 37214**.

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.

BILL GARRETT, Davidson County
Trans:T20140054362 DEEDWARR
Recvd: 07/28/14 13:05 2 pgs
Fees:13.00 Taxes:510.60

20140728-0066813

Witness my/our hand(s) this the 10th DAY OF JULY, 2014.

Eugene K. Jenkins, Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, EUGENE K. JENKINS, JR., 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 executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 10th of July, 2014.

Notary Public
My Commission Expires: 3-6-18
(SEAL)

JOHN GLEAVES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

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

RETURN TO:
stewart title®
13026 Lebanon Road
Suite 100
Mt. Juliet, TN 37122