BILL GARRETT, Davidson County
Trans:T20140058303 DEEDWARR
Recvd: 08/08/14 13:48 2 pgs
Fees:13.00 Taxes:596.80
20140808-0071726

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $161,298.04.

Nancy E. Thomas
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8 DAY OF August, 2014.

Brandy Gomaz
NOTARY PUBLIC

My Commission Expires: 9/11/17

BRANDY GOMAZ STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY:
R. Kirkland Moser, Attorney, 201 4th Avenue North, Ste 150, Nashville, TN 37219

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Brian R. Jenkins 6666 Brookmont Ter. Apt. 708 Nashville, TN 37205	Brian R. Jenkins 6666 Brookmont Ter. Apt. 708 Nashville, TN 37205	091-15-0-331.00

Warranty Deed

For and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

LAMONT CARTER

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

BRIAN R. JENKINS

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 being located in Davidson County, Tennessee, being the southerly 78.0 feet of the northerly 100 x 180 feet of Block No. 31 on the Plan of Charlotte Park Company's First Addition of record in Book 57, page 103, Registers Office for Davidson County, Tennessee.

SAID part of Block 31 fronts 78.0 feet on the westerly side of 48th Avenue, North, formerly 7th Avenue, and extends back between parallel lines with the margin of an alley 100.0 feet to a dead line.

Being the same property conveyed to LAMONT CARTER, A SINGLE PERSON, by deed from ELIZABETH H. WRIGHT, A SINGLE PERSON, of record in Instrument No. 20060203-0013752, dated January 27, 2006, said Register's Office.

This improved property is known as 307 48th Avenue North, Nashville, TN 37209.

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. We do covenant with said GRANTEES 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, except for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our 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.

Witness our hands this 8 day of August, 2014.

Lamont Carter

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Lamont Carter, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 8 day of August, 2014.

Notary Public

My commission expires: 9/11/17

BRANDY GOMAZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY