# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $195,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF OCTOBER, 2014.

Notary Public

MY COMMISSION EXPIRES: 3/6/18 (AFFIX SEAL)

LAURA MITCHELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

Y-AVE-14-224

**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) |
|---|---|---|
| **Morene Townley** | NEW OWNER | |
| (NAME) | (NAME) | **171-2-A-76.00 CO** |
| **224 Glenstone Circle** | | |
| (ADDRESS) | (ADDRESS) | |
| **Brentwood, TN 37027** | | |
| (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 **MARY JO JENKINS, AN UNMARRIED WOMAN,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **MORENE TOWNLEY,** 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:

A certain condominium apartment in Davidson County, TN, described as Unit No. 76 of Brentwood Villa, a Condominium, a Horizontal Property Regime, located on Glenstone Circle, Brentwood, TN, as shown on the plat of Phase 3B, Brentwood Villa, Condominium Apartments, recorded in Plat Book 6900, Page 4 as amended in Plat Book 6900, Page 329, said Register's Office, and described in a Master Deed recorded in Book 6923, Page 943, as amended in Book 7035, Page 115, Book 7101, Page 730, Book 7143, Page 18, Book 7266, Page 84, Book 7423, Page 574 and Instrument No. 20071022-0124551, said Register's Office, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of Brentwood Villa, Condominium Apartments contained in the Master Deed recorded in Book 6923, Page 943, as amended in Book 7035, Page 115, Book 7101, Page 730, Book 7143, Page 18, Book 7266, Page 84, Book 7423, Page 574 and Instrument No. 20071022-0124551, and By-Laws recorded in Book 6923, Page 986 as amended in Book 7423, Page 567 and Book 8074, Page 564, Register's Office for Davidson County, TN, are incorporated herein by reference and made a part hereof the same as though copied herein.

Being the same property conveyed by Quitclaim Deed from James B. Jenkins to Mary Jo Jenkins, an unmarried woman as recorded on the 20th day of September, 2011 in Instrument No. 20110920-0072839; Quitclaim Deed from Mary Jo Jenkins, individually, and Mary Jo Jenkins, Trustee, under the Mary Jo Jenkins Living Trust, dated July 13, 2001 to Mary Jo Jenkins, a 99.5% interest and James B. Jenkins, a 0.5% interest as recorded on the 19th day of November, 2001 in Instrument No. 20011119-0126509; Warranty Deed from Mary Jo Jenkins to Mary Jo Jenkins, Trustee of the Mary Jo Jenkins Living Trust, dated July 13, 2001 as recorded on the 20th day of July, 2001 in Instrument No. 20010720-0077466; Quitclaim Deed from Mary Jo Jenkins to James B. Jenkins as recorded on the 20th day of April, 2001 in Instrument No. 20010420-0039425 and Warranty Deed from John T. Jenkins, unmarried to Mary Jo Jenkins, unmarried as recorded on the 23rd day of January, 1992 in Deed Book 8533, Page 587, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to:
- County of Davidson taxes for the year 2014.
- Plat Book 6900, Page(s) 4, amended in Book 6900, Page 329.
- Master Deed and By-Laws establishing BRENTWOOD VILLA, PHASE 3B Condominium of record in Book 6923 Page 943 , as By Laws amended by instrument(s) of record in Book 7423, Page 567; Book 7035, Page 115, Book 7101, Page 730, Book 7143, Page 18, Book 7266, Page 84, Book 7423, Page 574 and Book 8074, Page 564.
- Charter of Brentwood Villa Condominium Association, Inc. recorded in Book 6936, Page 895, amended in Book 7998, Page 249 and Book 8267, Page 270.
- Easement for water mains to Metro Government, recorded in Book 5155, Page 164.
- Grant of Easement to Comcast of Nashville I, LLC as set forth in instrument recorded in Instrument No. 20120124-0006661.
- Easement for Storm Water Detention Agreement to Metro Government, recorded in Book 6385, Page 814.

BILL GARRETT, Davidson County
Trans:T20140079075 DEEDWARR
Recvd: 10/21/14 09:56 2 pgs Warranty Deed
Fees:13.00 Taxes:721.50
20141021-0096851

- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **224 Glenstone Circle, Brentwood, Tennessee 37027**.

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 6 DAY OF OCTOBER, 2014.

Mary Jo Jenkins by John Gleaves, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John Gleaves, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of MARY JO JENKINS, and who acknowledged he/she/they executed the same as the free act and deed of the said MARY JO JENKINS.

Witness my hand and official seal, this the 6th of October, 2014.

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

LAURA MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

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