BILL GARRETT, Davidson County
Trans:T20150008165 DEEDWARR
Recvd: 02/02/15 15:17 2 pgs
Fees:13.00 Taxes:854.70
20150202-0009689

THIS INSTRUMENT PREPARED BY:
Midtown Title, LLC
1704 Charlotte Avenue #105
Nashville, Tennessee 37203
M14-1582

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Dorothy Monique Jenkins 601 Childress Crossing Nashville, TN 37218	New Owner	058090A30600CO

WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. M14158Z

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $231,000.00

Affiant

PIPER L. GARDNER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Subscribed and sworn to before me, this the 30th day of January, 2015.

Notary Public

My Commission Expires: 11-26-18
(Affix Seal)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged. We **Vanitra R. Richards and husband, Reginald Richards,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Dorothy Monique Jenkins, married,** hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 306, on the Plan of Jordan Ridge at Eaton's Creek, Phase 11, of record in Instrument No. 20100126-0006479, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Vanitra R. Richards, married by Warranty Deed from NVR, Inc., a Virginia corporation t/a Fox Ridge Homes, dated March 28, 2011, recorded April 5, 2011, of record in Instrument No. 20110405-0026111, Register's Office for Davidson County, Tennessee.

Reginald Richards, joins in this conveyance to relinquish any and all right, especially martial rights, which he may have in said property by virtue of his marriage to Vanitra R. Richards, but he is in no way obligated for the repayment of the indebtedness secured by this Deed of Trust.

This is Unimproved property located at: **601 Childress Crossing, Nashville, TN 37218**

This conveyance is made subject to (1) Property taxes for the year 2015, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to Grantee who will be responsible for payment of said taxes. (2) all applicable zoning ordinances (3) All matters appearing on the Plan of Jordan Ridge at Eaton's Creek, Phase 11, of record in Instrument No. 20100126-0006479, Register's Office for Davidson County, Tennessee. (4) Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20000915-0092002; as amended and supplemented in Instrument No. 20011025-0117168; Instrument No. 20020828-0103983; Instrument No. 20041229-0153372; Instrument No. 20061120-0143523; Instrument No. 20061120-0143524; Instrument No. 20070905-0106402; and in Instrument No. 20110216-0013313, Register's Office for Davidson County, Tennessee; and as provided in those By-Laws of record in Book 9840, page 267, said Register's Office. (5) Charter for Homeowners Association of record in Instrument No. 20011126-0128291, Register's Office for Davidson County, Tennessee. (6)

Assignment of Declarant Rights and Obligations of record in Instrument No. 20041229-0153373, Register's Office for Davidson County, Tennessee. (7) Storm water detention agreement of record in Instrument No. 20060126-0009689 and in Instrument No. 20070112-0005338, Register's Office for Davidson County, Tennessee. (8) Easements for water mains and appurtenances of record in Book 6255, page 578, Register's Office for Davidson County, Tennessee. (9) Easements for sanitary sewers and/or storm drainage of record in Book 8326, page 230, Register's Office for Davidson County, Tennessee. (10) Sanitary Sewer Easements of record in Book 5300, page 903; Book 6186, page 235; Book 7170, page 775; and in Book 7170, page 778, Register's Office for Davidson County, Tennessee. (11) Consent Judgment and Final Decree, Docket No. 90C-3345, Circuit Court for Davidson County, Tennessee, and (12) other matters of public record.

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; and we do covenant with the 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, 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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, Grantor has executed this instrument on this **30th** day of **January, 2015.**

GRANTOR(S)

Vanitra R. Richards

Reginald Richards

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Vanitra R. Richards and Reginald Richards** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as their free Act and Deed.

Witness my hand and official seal on this the **30th** day of **January, 2015.**

PIPER L. GARDNER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Notary Public
My Commission Expires: 11-26-18