26854-8

return to: John T. Cook, P.C.
2927 Berry Hill Dr.
Nashville, TN 37204

Box 14

Box 14

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $250,000.00.

Affiant

Subscribed and sworn before me this the 3rd day of February, 2015.

Notary Public
My commission expires:

ANNA MOSLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2018

BILL GARRETT, Davidson County
Trans:T20150008709 DEEDWARR
Recvd: 02/04/15 09:08 2 pgs
Fees:13.00 Taxes:925.00
20150204-0010344

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Joshua Jenkins 7212 S Colony Drive Nashville, TN 37221	Finworth Mortgage LLC 2106 Crestmoor Road Nashville, TN 37215	155-08-0-B-046.00CO

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, PAUL E. GREGOIRE AND LAURI A. GREGOIRE, HUSBAND AND WIFE, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to JOSHUA JENKINS AND MEGHAN TOMLINSON JENKINS, HUSBAND AND WIFE, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

A certain tract or parcel of land in Davidson County, State of Tennessee, being Lot No. 46 on the Plan of Subdivision for Phase 1 of South Colony at Riverbend, of record in Plat Book 6900, Page 271, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Paul E. Gregoire, an unmarried man by Warranty Deed from Paul Lee Yates, unmarried, of record in Instrument Number 20060626-0076123, Register's Office for Davidson County, Tennessee, dated June 16, 2006, and recorded on June 26, 2006.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 7212 S Colony Drive, Nashville, TN 37221.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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.

919 PEG.

Witness my hand this the 31 day of February, 2015.

Paul E. Gregoire

Lauri A. Gregoire

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Paul E. Gregoire and Lauri A. Gregoire, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 31 day of February, 2015.

My commission expires: 9/10/18

Notary Public

CAVAN MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY