G#26945-2 BOX #14

BILL GARRETT, Davidson County
Trans:T20150017203 DEEDWARR
Recvd: 03/10/15 11:23 2 pgs
Fees:13.00 Taxes:777.00
20150310-0020354

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $210,000.00

Affiant

Subscribed and sworn to before me, this 6th day of March, 2015.

Notary Public

My commission expires: May 5, 2015

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
1517 HUNT CLUB BLVD SUITE 200
GALLATIN, TN 37066

KATHERINE GOODSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
SHAWN MICHAEL JENKINS	Wells Fargo Bank, N.A.	08112025800
1535 ARTHUR AVENUE	P. O. Box 11701	
NASHVILLE, TN 37208	Neward, NJ 07101-4701	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

EMILY E. CARTER, AN UNMARRIED WOMAN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

SHAWN MICHAEL JENKINS, A SINGLE PERSON

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 the Northwest 1/2 of Lot No. 356 on the Map of D.T. McGavock and Other's Addition to Nashville, called the Town of McGavock, of record in Book 21, Page 23, Register's Office for Davidson County, Tennessee.

Said part of said lot fronts 25 feet on the southwesterly side of Arthur, formerly Wetmore Avenue, and runs back between parallel lines, 150 feet to an alley.

INCLUDED in the above description, but EXCLUDED from this conveyance is that portion of the above described property having been conveyed to the State of Tennessee in Book 4177, Page 157, said Register's Office and more particularly described as follows:

Beginning at a point in the easterly margin of an alley, said point being the common corner between the southerly 25 feet and the northerly 25 feet of Lot 356 on the Map of D. T. McGavock and Others' Addition to Nashville, called the Town of McGavock, as of record in Book 21, Page 23, Register's Office for Davidson County, Tennessee; thence, with the easterly margin of said alley and the westerly boundary of said Lot 356, N 47°28'24" W 25 feet to a point, said point being the common corner between Lots 356 and 357 in the aforesaid subdivision; thence, with the common line between said Lots 356 and 357, N 42°41'10" E 50 feet to a point; thence, S 2°23'32" E 35.31 feet to a point in the line of severance between the southerly 25 feet and the northerly 25 feet of said Lot 356; thence, with the line of severance between the southerly 25 feet and the northerly 25 feet of said Lot 356, S 42°41'10" W 25 feet to the point of beginning, containing 938 Sq. Ft. more or less.

BEING THE SAME PROPERTY CONVEYED TO EMILY E. CARTER, AN UNMARRIED WOMAN, BY WARRANTY DEED FROM KRISTINA HEERING AND DANIEL HEERING, WIFE AND HUSBAND, DATED 09/30/2013 AND RECORDED ON 10/02/2013 IN INSTRUMENT NUMBER 20131002-0103360, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (X) unimproved ( ) property known as 1535 ARTHUR AVENUE, NASHVILLE, TN 37208.

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 in 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. 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 6th day of March, 2015.

EMILY E. CARTER

STATE OF Washington

COUNTY OF King

Personally appeared before me, a Notary Public of said County and State, EMILY E. CARTER, AN UNMARRIED WOMAN, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 6th day of March, 2015.

Notary Public

My Commission Expires: September 21, 2017.

Notary Public
State of Washington
ALEX ROBLES
My Appointment Expires Sep 21, 2017