WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150022819 DEEDWARR
Recvd: 03/30/15 10:11 2 pgs
Fees:13.00 Taxes:849.15

20150330-0026905

MST 2015-0242

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $229,500.00

Aisha Hall
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 27th DAY OF March 2015.

Notary Public

MY COMMISSION EXPIRES: 5/23/16
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:

James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jermaine A. Scales	Acogia, LLC	98-9-A-6700CO
(NAME)	(NAME)	
5633 Regatta Blvd	306 Northcreek Blvd, Ste. 100	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37067	Goodlettsville, TN 37072	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 ACKNOWLEDGED, WE, **Roana Lyn Jenkins, individually and as Executrix of the Estate of Tim Lee Jenkins a/k/a Tim L. Jenkins, deceased** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jermaine A. Scales and Devon L. Scales, husband and wife,** 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:

The following described tract or parcel of land in Davidson County, State of Tennessee, and more particularly described as follows: Being a certain tract or parcel of land located in Davidson County, Tennessee, and being Lot No. 167 on the Plan of Lakeshore, Phase 2-B, of record in Plat Book 7900, page 599, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Tim L. Jenkins and wife, Cynthia A. Jenkins, by deed from Jeffrey M. Iovino and wife, Joyce Iovino, of record in Instrument No. 20010827-0092581, Register's Office of Davidson County, Tennessee.

Being further conveyed to Tim L. Jenkins by Quitclaim Deed from Cynthia A. Jenkins, dated October 9, 2003, of record in Instrument No. 20031016-0153410, Register's Office of Davidson County, Tennessee. The said Tim L. Jenkins having since died, December 29, 2013 and by the Last Will and Testament of Tim Lee Jenkins (aka Tim L Jenkins) said property was devised to his wife, Roana Lyn Jenkins; said will admitted to probate in Seventh Circuit Court of Davidson County, Tennessee 14P411.

Subject to: 2015 Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable. 2015 tax a lien on 01/01/2015 but not yet due and payable. All matters as set forth on the plat of record in Plat Book 7900, page 599, Register's Office for said County. Terms, provisions, options, rights of first refusal, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions recorded Book 7572, page 669, RODC, TN. Charter of HOA of record in Book 7892, page 464 and Book 8709, page 424, said Register's Office. Subject to all matters appearing on the Boundary Plat of record in Plat Book 6900, page 683, said Register's Office. Conveyance of Common Open Space to HOA of record in Book 9984, apge 652 and Book 10477, page 932, said Register's Office.

This property, known as 5633 Regatta Blvd, Hermitage, TN 37067

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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 26th DAY OF March, 2015.

Roana Lyn Jenkins, individually

Roana Lyn Jenkins, individually

Roana Lyn Jenkins, Executrix

Roana Lynn Jenkins, as Executrix of the Estate of Tim Lee Jenkins a/k/a Tim L. Jenkins, deceased

STATE OF Tennessee

COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Roana Lyn Jenkins, individually and as Executrix of the Estate of Tim Lee Jenkins, with whom I am personally acquainted (or provided 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 and official seal, this the 26th day of March, 2015.

Notary Public

My Commission Expires: 9/5/16

(SEAL)

