THIS INSTRUMENT PREPARED BY:
Nashville Title Insurance Corporation
2818 Bransford Avenue
Nashville, TN 37204

Address New Owner(s)
Patrice Jenkins
3208 LaGrange Dr.
Nashville, TN 37218

Send Tax Bills To:
Franklin American Mortgage Co.
501 Corporate Centre Drive, Ste 400
Franklin, Tn 37067

Map & Parcel Nos.:
080-08-0-167.00

Davidson County DEEDWARRSP
Recvd: 06/30/15 14:05 2 pgs
Fees:13.00 Taxes:414.40
20150630-0063178

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of $10.00, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Trustee, Inc., Trustee of 3208 LaGrange Land Trust** (herein referred to as "Grantor") has this day bargained and sold and, by these presents, does hereby transfer and convey unto **Patrice Jenkins, a single woman and Andron M. Jenkins, unmarried** (herein referred to as "Grantee"), their heirs and assigns, forever, the following described tract or parcel of land located in Davidson County, Tennessee, to wit:

Being Lot No. 140 on the plan of Bordeaux Hills, Section 3, of record in Book 3600, page 34, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lot fronts 55.0 feet on the northeasterly margin of LaGrange Drive and extends back between parallel lines measuring 120.0 feet to a dead line in the rear measuring 55.0 feet thereon.

Being the same property conveyed to 3208 LaGrange Land Trust, Trustee, Inc., Trustee, from Doris Fields, by deed on December 31, 2014, of record in Instrument Number 20150102-0000448, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said tract or parcel of land together with all the improvements thereon and the appurtenances thereunto belonging unto the said Grantee, her heirs and assigns, in fee simple, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said property, that he has a good and lawful right to sell and convey the same, and that he is free from any lien or encumbrance whatsoever, except for applicable zoning and building regulations, all visible easements, restrictions and limitations of record, and **2015** real estate taxes, which are to be prorated.

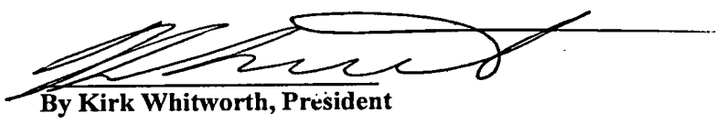
GRANTOR FURTHER COVENANTS with the said Grantee and binds himself, his heirs/successors and assigns, to warrant and forever defend the title thereto of said tract or parcel of land to the said Grantee, her heirs and assigns, against the lawful claims and demands of all persons whomsoever.

ALL warranties of Grantor herein contained are expressly limited to those persons or parties claiming by, through or under Grantor.

WITNESS this the **26th** day of **June, 2105**.

GRANTOR:

Trustee, Inc., as Trustee of 3208 LaGrange Land Trust



By Kirk Whitworth, President

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration for this transfer is **$112,000.00**.

LuAnn Maloney
AFFIANT

Subscribed and sworn to before me, this **26th** day of **June, 2015**.

NOTARY PUBLIC

My Commission Expires:
11-5-2015

CARL E. DUNPHY II STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Carl E. Dunphy II
My Commission Expires
11-5-2018
STATE OF TENNESSEE

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 26th day of June, 2015, before me, appeared Kirk Whitworth, to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that he is the President of Trustee, Inc., and that the seal affixed to said instrument is the corporate seal of said corporation (or association), and that said instrument was signed and sealed in behalf of said corporation (or association) by authority of its Board of Directors (or Trustees) and said Kirk Whitworth acknowledged said instrument to be the free act and deed of said corporation (or association).

WITNESS my hand and seal at office the day and year above written.

NOTARY PUBLIC

My Commission Expires:
11/6/17

HAL E. WILSON, III STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Jennifer Pierce, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 11-6-17

JENNIFER PIERCE NOTARY PUBLIC