RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 01288-26595

This instrument prepared by and after recording return to:

Ally Title
310 Billingsly Court
Franklin, Tennessee 37067

WARRANTY DEED

****

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL
Christopher Jenkins and Yanina Jenkins **1036 Blue Mountain Ln** **Antioch, TN 37013**	**same as new owner**	**135-14-0A-204.00-CO**

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That **Brittany Dencer, formerly known as Brittany Oberlin and Richard W. Dencer** (herein called the "Grantor"), for and in consideration of the sum of Ten Dollars ($10.00) and other good and valuable consideration to the Grantor in hand paid by **Yanina Jenkins and Christopher Jenkins, wife and husband** (herein called the "Grantee"), the receipt and sufficiency of which are hereby acknowledged, has **GRANTED, SOLD AND CONVEYED**, and by these presents does **GRANT, SELL AND CONVEY**, unto the Grantee, that certain tract or parcel of real property situated in **Davidson County, Tennessee**, described below together with all and singular the rights, benefits, privileges, easements, tenements and appurtenances pertaining thereto, including any right, title and interest of the Grantor in and to adjacent streets, roads, alleys, improvements, buildings and fixtures located thereon (said land, together with such rights, benefits, privileges, tenements and appurtenances, and improvements, buildings and fixtures being hereinafter collectively called the "Property"):

Land in Davidson County, Tennessee, being Lot No. 204 on the Plan of Final Plat Pinnacle Point Subdivision Phase Five of record in Plat Book 8250, Page 842, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Brittany Oberlin and Richard W. Dencer by Warranty deed from Robert W. Culp and wife, Angela J. Culp of record in Instrument No. 20070911-0108830 Register's Office for Davidson County, Tennessee, dated September 07, 2007 and recorded on September 11, 2007.

This is improved property known as: 1036 Blue Mountain Ln Antioch, TN 37013.

TO HAVE AND TO HOLD the Property, together with all and singular rights and appurtenances thereto in anywise belonging, as aforesaid, unto the Grantees, its successors and assigns, forever, subject to those matters as set forth herein.

The Grantor, for himself and his heirs, successors and assigns covenant with the Grantees that the Grantor is lawfully seized of a good, absolute and individual estate in fee simple of the Property, subject only to those matters as set forth herein; that the Grantor has good right and lawful authority to sell and convey the property; that the Grantor has done no act to encumber the Property; and that the Grantees shall have quiet possession of the Property; and the Grantor does hereby bind himself, his successors and assigns, to **WARRANT AND FOREVER DEFEND** all and singular the Property unto the Grantees, their successors and assigns, against the lawful claims of all persons whomsoever.

BILL GARRETT, Davidson County
Trans:T20150057979 DEEDWARR
Recvd: 07/16/15 14:11 2 pgs
Fees:13.00 Taxes:641.95
20150716-0069641

IN WITNESS WHEREOF, this Warranty Deed is executed by the Grantor as of this, the 9th day of **July, 2015.**

Britta Dencer aka Britta Oberlin — Richard W. Dencer

Brittany Dencer fka Brittany Oberlin — **Richard W. Dencer**

STATE OF TN

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within Named, **Brittany Dencer, fka Brittany Oberlin and Richard W. Dencer ,** the bargainor(s), with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal on this 9 day of **July, 2015.**

N. Sue Corder

Notary Public

Commission Expires: 11/13/2017

NOTARIAL SEAL
STATE OF OHIO

N SUE CORDER
NOTARY PUBLIC - OHIO
MY COMMISSION EXPIRES 11-13-17

State of Ohio

County of Stark

The actual consideration or value for this property (whichever is greater) is **$173,500.00**.

Sworn to and subscribed before me this 9 day of **July, 2015.**

Britta Dencer

Affiant

N. Sue Corder

Notary Public

My Commission Expires: 11/13/2017

NOTARIAL SEAL
STATE OF OHIO

N SUE CORDER
NOTARY PUBLIC - OHIO
MY COMMISSION EXPIRES 11-13-17