Prepared by:
Costner Law Office, PLLC
725 Cool Springs Blvd STE 600
Franklin, TN 37064
File #: TNP154144

BILL GARRETT, Davidson County
Trans:T20150068573 DEEDWARR
Recvd: 08/14/15 14:08 2 pgs
Fees:13.00 Taxes:499.50
20150814-0081868

STATE OF TENNESSEE
COUNTY OF Williamson
The actual consideration or value, whichever is greater, for this transfer is $135,000.00

Cathy Cassidy
Affiant

Subscribed and sworn to before me, this 11th day of August, 2015.

Notary Public
My commission expires: 8/23/18

KATHRYN M. CASSIDY NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

| Address of New Owner: | Send Tax Bills to: | Tax Information |
|---|---|---|
| Jenkins Development Company LLC<br>5129 Illinois Avenue<br>Nashville, TN 37209 | Jenkins Development Company, LLC<br>5119 Illinois Avenue<br>Nashville, TN 37209 | 091-10-0-240.00 |

## WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged **Tammy Ghea, unmarried** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey **Jenkins Development Company, LLC**, hereinafter called the Grantees, their successors 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 northerly 148.9 feet of the easterly 104 feet of Lot No. 16 on the Map of the subdivision of the B.F. Cockrill Farm as of record in Book 161, Pages 134 and 135, described as follows:

Beginning in the center of Robertson Avenue at its intersection with the center of Snyder, formerly Foster Avenue; thence with the center of said Robertson Avenue, westardly 104 feet to the northeast corner of the property conveyed to Edgar Allen Martin and wife by deed from Vallis Rubin Alexander and wife of record in Book 2333, Page 539, said Register's Office; thence with said Martin's easterly line, southwardly 148.9 feet; thence at right angles, eastwardly 104 feet to the center of Snyder Avenue; thence with the center of same, northwardly 148.9 feet to the beginning.

Being the same property conveyed to Tammy Ghea by Warranty Deed from Linda Fay Cawthorne, dated 04/28/2006 fir consideration of $100,000.00 of record in Instrument Number 20060509-0053889, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 5801 Robertson Avenue, Nashville, Tennessee 37209

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 assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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 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 hand this 11th day of August, 2015.

Tammy Ghea

Tammy Ghea

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Tammy Ghea, 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 in Franklin, TN, this 11th day of August, 2015.

State of Tennessee at Large

My Commission expires: 6/24/2018

D. SHAYNE ADAIR
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY