P15-7010-BW

THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE
Bankers Title & Escrow Corp. 5107 Maryland Way, Ste. 115 Brentwood, TN 37027	COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 285,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF August, 2015 Notary Public MY COMMISSION EXPIRES: 6/8/17 (AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20150071728 DEEDWARR
Recvd: 08/25/15 08:23 2 pgs
Fees:13.00 Taxes:1054.50
20150825-0085514

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Eric Jenkins	COMMUNITY MORTGAGE, LLC dba COMMUNITY MORTGAGE ADVISORS 19045 E VALLEY VIEW PARKWAY, SUITE F INDEPENDENCE, MO 64055	
1122 North 7Th Street		082-04-0-040-00
Nashville, TN 37207-5738		
(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, **Josiah R. Corbin and and Kalle A. Corbin (fka Kalle A. Young), husband and wife**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Eric Jenkins and Meagan Jenkins, 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:

Land in Davidson County, Tennessee, being Lot No. 205 and the Northerly 13 Feet of Lot No. 206 on the Plan of Oakwood Park of record in Plat Book 421, Page 12, in the Register's Office for Davidson County, Tennessee, Said Lot No. 205 and Part of Lot No. 206 Front together 44 Feet on the Westerly side of North 7th Street and run back between Parallel Lines 165 Feet to an Alley. To which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Josiah R. Corbin unmarried and Kalle A. Young, unmarried, as tenants in common with right of survivorship by Warranty deed from Brian Welch, married of record in Instrument No. 20100629-0050738 Register's Office for Davidson County, Tennessee, dated June 29, 2010 and recorded on June 29, 2010

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED

(X) IMPROVED property known as **1122 North 7Th Street, Nashville, TN 37207-5738.**

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 our hands this the 20th day of August, 2015.

8/20/15

Josiah R. Corbin

Kalle A. Corbin (fka Kalle A. Young)

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Josiah R. Corbin** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 20th day of August, 2015.

My Commission expires: March 8, 20[illegible]

Notary Public

R. L. MOORE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Kalle A. Corbin (fka Kalle A. Young)** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 20th day of August, 2015.

My Commission expires: March 8, 20[illegible]

Notary Public

R. L. MOORE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE