BILL GARRETT, Davidson County
Trans:T20150075283 DEEDWARR
Recvd: 09/03/15 10:32 2 pgs
Fees:13.00 Taxes:664.89
20150903-0089882

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is $179,700.00.

Affiant

JANE GRAZER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

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

Notary Public:

My Commission Expires: 8/18/18

WARRANTY DEED

This Instrument Prepared By: Highland Title, LLC, 700 Johnny Cash Parkway, Hendersonville, TN 37075

Name and Address and New Owner:	Send Tax Bills To:	Map/Parcel Number:
Denise Brown 4359 Baton Rouge Dr Hermitage, TN 37076	New Owner	75-07-0-D-133

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Jason Jenks and wife, Heidi Jenks**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Maria Brown, an unmarried woman**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows to-wit:

Land in Davidson County, Tennessee, being Lot No. 100-A, on the Plan of Highlands of Tulip Grove, Section 3-A, of record in Book 5210, Page 229, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Jason Jenks, unmarried, by Warranty Deed from Jeremy Bockman, unmarried, dated April 6, 2007, recorded April 10, 2007 in Instrument No. 20070410-0042464, Register's Office for Davidson County, Tennessee.

This property is subject to:

Any and all plats, easements, restrictions, and other matters of record.

Subject to conditions, easements, restrictions, and/or building set-back lines that appear on the plat of record in Plat Book 5210, Page 229, Register's Office for Davidson County, Tennessee.

2015 Davidson County taxes; a lien not yet due and payable.

Any and all zoning regulations, building restrictions and setback lines, if any, easements, prescriptive rights, and rights-of-way for public utilites, whether of record or not, pertaining to any portion(s) of the herein described property.

All valid oil, gas and mineral rights, interest or leases, royalty reservations, mineral interest and transfers of interest of any character, in the oil, gas or minerals of record in any county in which any portion of the herein described property is located.

The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as: 4359 Baton Rouge Dr, Hermitage, TN 37076

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. Grantors covenant with said Grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and encumbrances of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Witness my/our hand(s) this the 26th day of August, 2015.

Jason Jenks **Heidi Jenks**

State of Tennessee)
County of Wilson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State the within named Jason Jenks Heidi Jenks, the bargainor(s), with whom I am personally acquainted or proved 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 26th day of August, 2015.

Commission Expires: 04/24/19

Notary Public: Gregory D. Vadner

GREGORY D. VADNER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY