Prepared by:
Costner Law Office, PLLC
725 Cool Springs Blvd STE 600
Franklin, TN 37064
File #: TNP153685

BILL GARRETT, Davidson County
Trans:T20150076717 DEEDWARR
Recvd: 09/09/15 12:08 2 pgs
Fees:13.00 Taxes:925.00
20150909-0091591

STATE OF TENNESSEE
COUNTY OF Williamson
The actual consideration or value, whichever is greater, for this transfer is $250,000.00

Affiant

Subscribed and sworn to before me, this 27th day of August, 2015.

Notary Public
My commission expires: 8/2

KATHRYN M. CASSIDY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Address of New Owner:	Send Tax Bills to:	Tax Information
Jenkins Development Company, LLC 5129 Illinois Avenue Nashville, TN 37209	Jenkins Development Company, LLC 5129 Illinois Avenue Nashville, TN 37209	104-01-0-351.00

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 **Travis A Waters and Whitney G Waters, husband and wife** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **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 Lots No 40 and 41, on the Plan of West End Park Terrance, as of record in Book 547, Page 36, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Travis A Waters and Whitney G Waters by Warranty Deed from Peter W Brush of record in Instrument Number 20130703-0069135, 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 408 Saint Francis Avenue, Nashville, TN 37205

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 27th day of August, 2015.

Travis A Waters

Whitney G Waters

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Travis A Waters and Whitney G Waters, 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 27th 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