BILL GARRETT, Davidson County
Trans:T20150089380 DEEDWARR
Recvd: 10/20/15 15:29 2 pgs
Fees:13.00 Taxes:916.55
20151020-0106728

Warranty Deed

STEVEN T. MORRIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires July 3, 2017	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $247,717.00. Affiant Subscribed and sworn to before me, this the 19th day of October, 2015. Notary Public My commission expires: 7-3-17

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Thomas A. Price Pamela J. Price		
105 South Riley Rd.	New Owner	052-02-0-156.00
Muncie, IN 47304		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **VIRGINIE JENKINS AND RODNEY JENKINS, WIFE AND HUSBAND,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **THOMAS A. PRICE AND PAMELA J. PRICE, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 the Easterly 10 feet of Lot No. 10 and the Westerly 70 feet of Lot No. 11 of Block "B" on the Revised Map of Rainbow Terrace Subdivision, of record in Book 1130, Page 85, Register's office for Davidson County.

Said part of said lots adjoin and front together 80 feet on the Northerly side of Blackstone Avenue and run back between parallel lines 150 feet to a dead line.

Being the same property conveyed to Douglas Keith by Quitclaim deed from Wanda Ruth Keith of record in Instrument No. 20120525-0045481 Register's Office for Davidson County, Tennessee, dated March 24, 2012 and recorded on May 25, 2012.

Being the same property conveyed to The Secretary of Veterans Affairs by Substitute Trustee's deed from Bank of America, N.A. of record in Instrument No. 20131219-0128121 Register's Office for Davidson County, Tennessee, dated December 10, 2013 and recorded on December 19, 2013.

Being the same property conveyed to Virginie Jenkins and Rodney Jenkins, wife and husband by Special Warranty deed from The Secretary of Veterans Affairs, an officer of the United States of America of record in Instrument No. 20140728-0066925 Register's Office for Davidson County, Tennessee, dated July 17, 2014 and recorded on July 28, 2014.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 643 Blackstone Avenue, Madison, TN 37115.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 19th day of October, 2015.

Virginie Jenkins

Rodney Jenkins

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Virginie Jenkins and Rodney Jenkins, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 19th day of October, 2015.

Notary Public

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 3, 2017