WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150105285 DEEDWARR
Recvd: 12/14/15 12:38 2 pgs
Fees:13.00 Taxes:666.00
20151214-0125400

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $180,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of December, 2015

Notary Public

MY COMMISSION EXPIRES: 5/3/14

KAYLA E. LODGE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN. My Commission Expires MAY 3, 2016

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3325 Aspen Grove Drive, Suite 104, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jeled Espinosa	NEW OWNER	151010a09700co
(NAME)	(NAME)	
3313 Milbridge Dr.		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Steven M. Jenkins and wife, and Sarah Jenkins,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Jeled Espinosa,** a single woman, 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. 97 on the plan of Chatham Pointe, a Planned Unit Development, as of record in Plat Book 6900, Pages 444-447, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Steven M. Jenkins and wife, Sarah Jenkins, by deed of record in Instrument No. 20060807-0095985, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☑ property, known as 3313 Milbridge Dr., Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my/our hands this 7th day of December, 2015.

Steven M. Jenkins

Sarah Jenkins

State of Tennessee
County of Williamson

Personally appeared before me Steven M. Jenkins and Sarah Jenkins, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 7th day of December, 2015.

Notary Public ~~Beth Hazelwood~~
My Commission Expires:

KELLY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 01-24-2017

File No.: 9993

Please Record and Return To:
SIGNATURE TITLE SERVICES, LLC
1517 Hunt Club Blvd.
Ste 200
Gallatin, TN 37066