This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $76,875.00.

Affiant

Subscribed and sworn before me this the 30th day of December, 2015.

Notary Public
My commission expires: 2016

STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

BILL GARRETT, Davidson County
Trans:T20150110448 DEEDWARR
Recvd: 12/31/15 11:47 2 pgs
Fees:13.00 Taxes:284.44
20151231-0131561

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
John Anthony Burns Jane Annette Burns Anderson Sheryl Elaine Burns Radley 96 44th Avenue N Nashville, TN 37209	**Owners** 5217 Kincannon Drive Nashville, TN 37220	**103-08-0-082.00**

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Virginia Jo Burns Jenkins and Donald A Jenkins, wife and husband,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **John Anthony Burns, Jane Annette Burns Anderson, and Sheryl Elaine Burns Radley** as **Tenants in Common,** hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in **Davidson** County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 5 on the Plan of Subdivision of Lot No. 346 in Richland Realty Co's Subdivision of West Lawn of record in Plat Book 547, Page 21, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the property conveyed to Anthony J. Burns and wife, Ersye Williams Burns by Deed from First American National Bank of Nashville, Trustee, dated July 9, 1954, recorded July 12, 1954 in Book 2290, page 11, Register's Office for Davidson County, Tennessee, The said Anthony J. Burns died January 14, 1972 vesting property to Ersye Williams Burns as surviving tenant by the entirety. Ersye Williams Burns died May 23, 1993. Affidavit of Heirship naming her Heirs at law as Jane Annette Burns Anderson, Sheryl Elaine Burns Radley, Virginia Jo Burns Jenkins and John Anthony Burns filed for record February 25, 2011 as Instrument Number 20110225-0015423, Register's Office for Davidson County, Tennessee. Quitclaim Deed from Virginia Jo Burns Jenkins adding her husband Donald A. Jenkins of record in Instrument Number 200691204-0149314, Register's Office for Davidson County, Tennessee.

Subject to all Easements and Restrictions of record.

THIS IS _XX_ IMPROVED ____UNIMPROVED PROPERTY COMMONLY KNOWN AS 96 44th Avenue North, Nashville, TN 37209

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/or assigns, forever. Grantors covenant with Grantees that Grantors 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. 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 successors, 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 the 30th day of December, 2015.

Virginia Jo Burns Jenkins

Donald A Jenkins

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Virginia Jo Burns Jenkins and Donald A. Jenkins**, 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 and official seal this 30th day of December, 2015

My commission expires: 9-10-2018

Notary Public

