WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/21/16 11:21 2 pgs
Fees:13.00 Taxes:962.00
20160121-0006193

155850

STATE OF TENNESSEE
COUNTY OF Williamson
THE ACTUAL CONSIDERATION, OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 260,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th day of January, 2016

Notary Public:

MY COMMISSION EXPIRES: 3-25-18
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Cheryl Simons Barton	Renasant Bank	Parcel ID:
6354 Pettus Road	2001 Park Place N Ste 150	1810007500
Antioch, TN 37013	Birmingham, AL 35203	

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Donna Sullivan and Dianne Gossett, co- executrix of The Estate of Bertha Luvayne Jenkins

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Cheryl Simons Barton Unmarried
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:

Being a tract or parcel of land located in Davidson County, Tennessee, said tract being a part of the property conveyed to James G. Jenkins and wife Bertha Jenkins by deed of record in Book 2453, Page 233, R.O.D.C, and being more particularly described as follows:

Beginning at a point located in the southerly Right-of-Way line of Pettus Road, said point being the northeasterly corner of the James P. Carroll, Jr. property, and being the northwesterly corner of this tract,

Thence, with the southerly Right-of-Way line of Pettus Road S 82deg 11min 50sec E, 200.50 feet to an iron rod (new),

Thence, leaving said Right-of-Way line with the westerly line of property conveyed to Carneal W. Lytle and wife Penny J. Lytle by deed of record in Book 10051, Page 695, R.O.D.C, S 03deg 26min 45sec W, 515.50 feet to an existing iron pin,

Thence, with the northerly line of property conveyed to Life Community Church by deed of record as Instr. #20050914-0110751, R.O.D.C, N 87deg 48min 30sec W, 206.20 feet along an old woven wire fence to an existing iron pin,

Thence, with the easterly line of property conveyed to the aforementioned James P. Carroll, Jr. by deed of record as Instr. #20130815-0085743, R.O.D.C, N 04deg 06min 45sec E, 535.28 feet to an iron rod (new) and the point of beginning, according to survey prepared by Benny M. Cantrell, Tennessee RLS 1638, P.O. Box 293192, Nashville, TN., 37229, dated January 11, 2016.

Being part of the same property conveyed to James G. Jenkins and wife, Bertha L. Jenkins by deed from Ned Lentz, Trustee, of record in Book 2453, page 233, Register's Office for Davidson County, Tennessee. The said James G. Jenkins died January 22, 2010, and title vested in Bertha L. Jenkins as surviving tenant by the entirety. The said Bertha L. Jenkins died testate on October 6, 2013. The Grantors herein execute this instrument as Co-Executrixes of the Estate of Bertha Luvayne Jenkins, pursuant to the authority granted by the Will of the Decedent of record in the Probate Court of Davidson County, Tennessee, File No. 13P-1858.

This conveyance is made subject to: (1) 2016 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Book 2453, Page 233, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 6354 Pettus Road, Antioch, TN 37013

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 hand this 19th day of January, 2016.

The Estate of Bertha Luvayne Jenkins

BY: Donna Sullivan
Donna Sullivan, Co-Executrix

BY: Dianne Gossett
Dianne Gossett, Co-Executrix

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Donna Sullivan and Dianne Gossett, Co-Executrix of the Estate of Bertha Luvayne Jenkins, 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 at Franklin, Tennessee, this 19th day of January, 2016.

My Commission Expires: 2-2-18

Notary Public

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

True Copy Certification

I Anita L. Leach, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

Anita L. Leach

State of Tennessee/County of Wilson SS:

Personally appeared before me, Shelly M Smith, a notary public for this County and State, Anita L. Leach, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

SHELLY M. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Shelly M Smith

Commission Expires
4-24-2018