Prepared by:

Steltemeier and Westbrook, PLLC
3326 Aspen Grove Drive, Suite 604
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BILL GARRETT, Davidson County
Trans:T20160008402 DEEDWARR
Recvd: 02/01/16 12:01 2 pgs
Fees:13.00 Taxes:1476.30
20160201-0009459

16-0016

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $399,000.00.

Affiant

Subscribed and sworn to before me this 27th day of January, 2016.

Notary Public
My Commission Expires: 7-01-2019

MATTHEW C. KING
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Address of New Owner:	Send Tax Bills to:	Tax Information:
Marjon Elizabeth Kamrani	Summit Funding, Inc.	091-11-0
5220 Illinois Avenue	2601 Fair Oaks Boulevard	412.00
Nashville, TN 37209	Sacramento, CA 95864	

WARRANTY DEED

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

Jenkins Development Company, LLC, a Tennessee limited liability company,

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Marjon Elizabeth Kamrani, unmarried

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Situated and lying in the 20th Council district of Davidson County, Tennessee and being the Western 25' of Lot 1 on the Plan of West Nashville No. 1 Portion of 53rd Avenue North, of record in Instrument No. 20150528-0048800, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Beginning at an iron rod set in the Northern Right of Way of Illinois Avenue being an 80' total right of way; also being corner to Lot 1201 Plan of West Nashville No. 1 (Plat Book 57, Page 74); thence leaving Illinois Avenue and with Lot 1201 N 02°08'39" W a distance of 150.00' to an Iron Rod Set in the Southern right of way of Alley No. 1205 (25' r/w); thence leaving Lot 1201 and with said Alley N 87° 51' 21" E a distance of 25.00' to an Iron Rod Set; thence leaving said Alley on a new line S 02° 08' 39" E a distance of 150.00' to an Iron Rod Set in the Northern right of way of Illinois Avenue; thence with Illinois Avenue S 87° 51' 21" W a distance of 25.00' to the point of beginning having an area of 3,750.00 square feet or 0.09 acre, more or less.

Being the same property conveyed to Jenkins Development Company, LLC, a Tennessee limited liability company by Quitclaim Deed from B. J. Jenkins, dated December 30, 2015 of record in Instrument No. 20151230-0131079, Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to B. J. Jenkins by Quitclaim Deed from H. B. Adams and Lois Bland, dated June 20,

2015, of record in Instrument No. 201508147-0082432, Register's Office for Davidson County, Tennessee.

Further, being a portion of the same property abandoned by the Metropolitan Government of Nashville and Davidson County, Tennessee, such abandonment is of record, July 8, 1975, of record in Book 4920, Page 917, Register's Office for Davidson County, Tennessee. Current Source of Title, is a deed to Horace B. Adams and wife, Martha E. Adams, dated April 5, 1948 of record in Book 1579, Page 193, Register's Office for Davidson County, Tennessee. Martha E. Adams having since died on or about August 2, 1979, leaving Horace B. Adams sole tenant by the entirety. Horace B. Adams died testate August 3, 2001, and said property passed to devisees, H. B. Adams, Jr. and Lois A. Bland, pursuant to his Last Will and Testament, of record as Instrument No. 20020603-0066621, Register's Office for Davidson County, Tennessee. Probate of the estate of Horace B. Adams was closed by order of the Seventh Circuit Court for Davidson County, Tennessee, on July 22, 2002.

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

This is improved property located at **5220 Illinois Avenue, 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 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 our hands this 27th day of January, 2016.

Jenkins Development Company, LLC

Billy Joel Jenkins, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Billy Joel Jenkins, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Member of Jenkins Development Company, LLC, a Tennessee limited liability company, and that he is authorized by Jenkins Development Company, LLC to execute this instrument on its behalf.

Witness my hand and official seal at Nashville, Tennessee, this 27th day of January, 2016.

D. SHAYNE ADAIR
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

D. Shayne Adair, Notary Public
State of Tennessee at Large
My Commission Expires: 06/24/18