Prepared by:

Steltemeier and Westbrook, PLLC
3326 Aspen Grove Drive, Suite 604
Franklin, Tennessee 37067

BILL GARRETT, Davidson County
Trans:T20160008518 DEEDWARR
Recvd: 02/01/16 14:12 2 pgs
Fees:13.00 Taxes:1480.00
20160201-0009610

Emily Kornbau
State of Tennessee Notary Public
Sumner County
My Commission Expires June 19, 2018

16-0007

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $400,000.00.

Affiant

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

Notary Public
My Commission Expires: June 19, 2018

Address of New Owner:	Send Tax Bills to:	Tax Information:
Richard Veith	New Owner	091-11-0
5222 Illinois Avenue		411.00
Nashville, TN 37209		

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,

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

Richard Veith and wife, Erica Zanghellini,

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

Land in Davidson County, Tennessee, being Lot No. 1201, Block 178, Plan No. 1, West Nashville as of record in Book 57, Pages 74 and 75, Register's Office for Davidson County, Tennessee.

Said Lot No. 1201 fronts 35 feet on the northerly side of Illinois Avenue and runs back between parallel lines, 150 feet to an alley.

Being the same property conveyed to Jenkins Development Company, LLC by Quitclaim Deed from B. J. Jenkins, dated December 3, 2015, of record in Instrument No. 20151207-0122833, Register's Office for Davidson County, Tennessee.

Further, being the same property conveyed to B. J. Jenkins by Quitclaim Deed from B. J. Jenkins, June 12, 2015, Recorded at Instrument Number 20150612-0055641, Registers Office for Davidson County, Tennessee.

Further, being the same property further conveyed to B. J. Jenkins by Quitclaim Deed from H.B. Adams, Jr. and Lois Bland, dated May 29, 2015 of record in Instrument No. 20150529-0049724, Register's Office for Davidson County, Tennessee.

Further, being the same property Horace B. Adams and wife, Martha E. Adams, on 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 is improved property known as 5222 Illinois Ave, Nashville, Tennessee 37209.

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

This is improved property located at **5222 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 26th day of January, 2016.

Jenkins Development Company, LLC

BY: _____
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 26th 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