Prepared by:

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

BILL GARRETT, Davidson County
Trans:T20160011615 DEEDWARR
Recvd: 02/11/16 11:19 2 pgs
Fees:13.00 Taxes:795.50
20160211-0013245

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $215,000.00.

April D. Zilderman
Affiant

Subscribed and sworn to before me this 9th day of February, 2016.

D. WAYNE ADAIR
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
My Commission Expires: 06/24/18

16-0035

Address of New Owner:	Send Tax Bills to:	Tax Information:
Jenkins Development Company,	Simmons First National Bank	091 12 0
4603 Illinois Avenue	501 S Main Street	029.00
Nashville, TN 37209	Pine Bluff, AR 71601	

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

Harold D. Moore, married,

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

Jenkins Development Company, LLC,

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

Real Estate in Davidson County, Tennessee, being Lot Numbers 504 and 506, of Block No. 85, Plan No. 1, West Nashville, as of record in Book 57, Pages 74 and 75, Register's Office effort said County.

Said Lot Numbers 504 and 506 front 25 feet each on the southerly side Illinois Avenue and run back between parallel lines 150 feet to an alley.

Being the same property conveyed to Harold D. Moore by Executor's Deed from Harold D. Moore, Executor of the Will of Gail Borden Moore, dated October 25, 1999 of record in Book 11718, Page 662, Register's Office for Davidson County, Tennessee. Gail Borden Moore died on October 24, 1998, leaving a Will which was admitted to probate on January 19, 1999 and is part of her estate case which bears Docket Number 9972 said Will names Harold D. Moore as Executor and sole devisee of real estate commonly known as 4603 Illinois Avenue, Nashville, TN 37209.

The subject property was never the principal residence of Grantor or Grantor's spouse.

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

This is improved property located at **4603 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 my hand this 9th day of February, 2016.

Harold D. Moore

Harold D. Moore

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 **Harold D. Moore**, the bargainor(s), with whom I am personally acquainted, and who acknowledged that the within instrument was executed for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 9th day of February, 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