THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203

BILL GARRETT, Davidson County
Trans:T20160021807 DEEDWARR
Recvd: 03/17/16 09:49 2 pgs
Fees:13.00 Taxes:1961.00

20160317-0025265

W. REID SOLOMON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires May 27, 2019

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 530,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF March, 2016

Notary Public

MY COMMISSION EXPIRES: 5-27-19

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Donald Wayne Jenkins	Donald Wayne Jenkins	MAP
4110 A Utah Avenue	4110 A Utah Avenue	PARCEL Part of 10304034400
Nashville, TN 37209	Nashville, TN 37209	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **L&H Building Group, LLC**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Donald Wayne Jenkins and Susan Jenkins, husband and wife**

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:

Land in Davidson County, Tennessee, being Unit 4110A of Utah Commons, as shown on the site plan attached as Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions for Utah Commons, a Townhouse Planned Unit Development (Horizontal Property Regime with Private Elements), of record in Instrument No. 20150204-0010729, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being a portion of the same property conveyed to Mary Alice Moylan Wolfe, unmarried by Warranty Deed from Joe B. Holder, Jr., Mary Dee Holder Bradshaw and Mildred R. Holder, of record in Book 8233, Page 68, Register's Office for Davidson County , Tennessee, dated November 1, 1990 and recorded on November 7, 1990. (Value or consideration as shown in aforementioned Deed $117,500.00)

Being a portion of the same property conveyed to L&H Building Group, LLC by Warranty Deed from Mary Alice Moylan Wolfe, unmarried, of record in Instrument No. 20141120-0107113, Register's Office for Davidson County, Tennessee, dated November 20, 2014 and recorded on November 20, 2014. (Value or consideration as shown in aforementioned Deed $350,000.00)

Being also known as 4110 A Utah Avenue, Nashville, TN 37209

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED

(X) IMPROVED property known as **4110 A Utah 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 the 15th day of March, 2016.

L&H Building Group, LLC

By: Jonathan Helm

STATE OF TENNESSEE
COUNTY OF Davidson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **Jonathan Helm**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon his oath acknowledged themselves to be Members of **L&H Building Group, LLC,** the within named bargainor, an Tennessee limited liability company, and that they as such Members, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the company as such officers.

Witness my hand and official seal, on this 15th day of March, 2016.

My commission expires: March 3, 2020

Notary Public

DAVIDSON COUNTY, TENNESSE
R. L. MOORE
STATE OF TENNESSEE NOTARY PUBLIC