File Box 8

PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

Attorneys at Law
Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746
Email

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

BILL GARRETT, Davidson County
Trans: T20160025313 DEEDWARR
Recvd: 03/29/16 14:32 2 pgs
Fees: 13.00 Taxes: 1813.00
20160329-0029581

W & I Ref: (DM) Title No.: 57470
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Joan Mayhugh 444 Elmington Ave., Apt. 421 Nashville, TN 37205	Meridian Capital Group, LLC 5115 Maryland Way Brentwood, TN 37027

TAX MAP PARCEL NUMBERS: 10312015900

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$490,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Jay M. Jenkins and wife, Jacquie M. Jenkins**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Joan Mayhugh** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being the northerly 37.5 feet front and 20 feet rear of Lot No. 11 and all of Lot No. 12 of Block "D" on the Plan of Cherokee Park, Section 1 as of record in Plat Book 547, pages 169 and 170, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 11 and all of Lot No. 12 front together 107.5 feet on the easterly side of Mockingbird Road and run back 190.55 feet, more or less, on the southerly line and 140.78 feet on the northerly line, to a dead line, measuring 74 feet thereon.

Being the same property conveyed to Jay M. Jenkins and wife, Jacquie M. Jenkins by Warranty Deed from Hal Wilson and wife, Martha F. Wilson, dated April 1, 2004 and recorded on April 16, 2004 of record in Instrument No. 20040406-0038808, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2015, and subsequent years; The Plan, with Owner's Certificate, of record in Book 547, pages 169 and 170, said Register's Office, which Plan shows a 40, foot minimum building setback line from Mockingbird Road, and a 5 foot easement for public utility purposes along the rear line(s) of said lot. Easement for Driveway of record in Book 4646, page 89, said Register's Office.

This is improved property, known as 218 Mockingbird Road, Nashville, TN 37205

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 24 day of March, 2016.

Jay M. Jenkins

Jacquie M. Jenkins

State of New Jersey

County of Warren

On this 24th day of March, 2014, before me the undersigned authority, personally appeared Jay M. Jenkins and Jacquie M. Jenkins, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument and acknowledged the execution as a free act and deed.

DEBRA L. GORDON
Notary Public
State Of New Jersey
My Commission Expires April 1, 2018

My Commission Expires:

Notary

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consider or value, whichever is greater, for this transfer is: $490,000.00.

Affiant

Sworn and subscribed before me this 23rd day of March, 2016.

CHRISTY W. IVEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019

My Commission Expires:

Notary