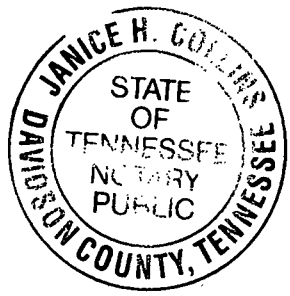
WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160026472 DEEDWARR
Recvd: 04/01/16 11:18 2 pgs
Fees:13.00 Taxes:850.63
20160401-0030997



STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $229,900.00

Wanda Hiett
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of March, 2016.

Janice H. Collier
Notary Public

MY COMMISSION EXPIRES: 9-11-17

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
James Jenkins	Jenkins Accounting ~~James Jenkins~~	
(NAME) 2019 Hickory Hill Lane	(NAME) 10936 Powers Ave. ~~2019 Hickory Hill Lane~~	074-16-0-165.00
(ADDRESS) Hermitage, TN 37076	(ADDRESS) Cockeysville, MD 21030 ~~Hermitage, TN 37076~~	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Angel L. Bermudez Jr. and Susan D. Bermudez,Trustees of the Angel L. Bermudez Jr. and Susaan D. Bermudez Revocable Living Trust dated July 12, 2005**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **James Jenkins and Mary Lee Jenkins, Husband and Wife** , hereinafter called the GRANTEE(S), their heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land located in Davidson County, Tennessee, being all of Lot No. 44 on the Plan of Section 1, Stones River Estates Subdivision, of record in Plat Book 2900, Page 139, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Angel L. Bermudez, Jr. and/or Susan D. Bermudez, husband and wife, as Trustees of the Angel L. Bermudez, Jr. and Susan D. Bermudez Revocable Living Trust Dated July 12, 2005 by Quit Claim Deed from Angel L. Bermudez, Jr. and Susan D. Bermudez, husband and wife dated 07/12/2005, recorded 07/19/2005, of record in Instrument No. 20050719-0083569, in the Register's Office for Davidson County, Tennessee.

All matters shown on the plat of record in Plat Book 2900, Page 139, in the Register's Office for Davidson County, Tennessee. Covenants, conditions, easements and restrictions recorded of record in Book 3182, Page 429, in the Register's Office for Davidson County, Tennessee. This conveyance is subject to any and all existing easements and restrictions of record.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations

and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 2019 Hickory Hill Lane, Hermitage, TN 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 31st day of March, 2016.

Angel L. Bermudez Jr. Co-trustee
Angel L. Bermudez Jr.
Co-Trustee

Susan D. Bermudez, Co-Trustee
Susan D. Bermudez
Co-Trustee

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Angel L. Bermudez, Jr. and Susan D. Bermudez, the trustees for the Angel L. Bermudez Jr and Susan D. Bermudez Revocable Living Trust dated July 12, 2005 ,the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that they executed the forgoing instrument for the purposes therein contained.

Notary Public
My Commission Expires: 8-14-17

MARILYN C. NEWMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122