# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $82,500.00.

Affiant

Subscribed and sworn to before me this 2nd day of May, 2016

Notary Public
My Commission expires: 5-24-17
(Affix Seal)

JULIE COONE STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY, TENN.

**THIS INSTRUMENT PREPARED BY**
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

| ADDRESS OF NEW OWNER: | SEND TAX BILLS TO: | MAP & PARCEL NUMBER: |
|---|---|---|
| The 2307 Alameda Street Trust | SAME | 09203012300 |
| P.O. Box 160772 | | |
| Nashville, TN 37216 | , | |

**WITNESSETH:** That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Ruth E. Johnson and Veverly M. Hampton and Warner B. Jenkins, Jr.; the heirs-at law of Warner B. Jenkins, Sr. .**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Andy Maloney, as Trustee for The 2307 Alameda Street Trust**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

**Land in Davidson County, Tennessee, being Lot No. 4, on the Map of the Subdivision of the West part of Lot No. 2, in the Harding Lytle Tract, as of record in Book 974, Page 52, Register's Office for Davidson County, Tennessee.**

**Said Lot No. 4 fronts 50 feet on the South side of Alameda Street and runs back between Lines 164.1 feet on the West line and 163.6 feet on the east line, to a line in the rear measuring 50 feet thereon.**

**Being the same property conveyed to Warner B. Jenkins and Ruth E. Johnson from Wilbert R. Jenkins by Quitclaim Deed on March 19, 2009, of record in Instrument Number 20090330-0028224, Register's Office for Davidson County, Tennessee. The said Warner B. Jenkins aka Warner B. Jenkins, Sr. died intestate on September 30, 2015. The Estate of Warner B. Jenkins, Sr. was entered into Probate on April 7, 2016 at Cause #16P527, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division. Warner B. Jenkins, Jr. was appointed as Administrator of said Estate. Warner B. Jenkins, Jr. and Veverly M. Hampton, being the sole heirs-at-law of Warner B. Jenkins, Sr.**

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Subject to all matters as shown on the Plan of record in Plat Book 974, Page 52, Register's Office for Davidson County, Tennessee.

This is improved property known as: **2307 Alameda Street, Nashville, TN 37208**

**TO HAVE AND TO HOLD** The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 25th day of April, 2016.

Ruth E. Johnson

Davidson County DEEDWARR
Recvd: 05/04/16 10:09 3 pgs
Fees:18.00 Taxes:305.25
**20160504-0043902**

**WITNESS** our hands this 2nd day of May, 2016.

**The Heirs at Law of Warner B. Jenkins, Sr.**

**Warner B. Jenkins, Jr., individually and as Administrator**

**Veverly M. Hampton**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Ruth E. Johnson** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this April 25, 2016.

My commission expires 7/8/19

Notary Public

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Warner B. Jenkins, Jr. and Veverly M. Hampton,** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this May 2, 2016

My commission expires 7/8/19

Notary Public

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Carl E. Dunphy, II, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 11-5-2018

CARL E. DUNPHY II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Carl E. Dunphy II
My Commission Expires
11.5.2018
STATE OF TENNESSEE