WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160042345 DEEDWARR
Recvd: 05/20/16 08:14 2 pgs
Fees:13.00 Taxes:629.00
20160520-0050477

P-TC-16-6952-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $170,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF MAY, 2016.

Notary Public

MY COMMISSION EXPIRES: 3-6-18

NOTARY SEAL: MARY FRANCES RUDY, NOTARY PUBLIC, STATE OF TENNESSEE, DAVIDSON COUNTY, MY COMMISSION EXPIRES 3-6-2018

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Charles Gray Daly	new owner	
(NAME)	(NAME)	**143-01-0C-011.00-CO**
6952 Highway 70 S, Unit 111		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(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 consideration, the receipt of which is hereby acknowledged, **CURT E. JENKINS AND ELIZABETH R JENKINS, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CHARLES GRAY DALY, UNMARRIED,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Being Lot 111 on the Plan of First Revision Horizontal Property Regime Common Element Plat of West Port Landing Condominiums of record in Instrument No. 20030116-0006958, as revised in Instrument Number 20040310-0027295, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Curt E. Jenkins and Elizabeth R. Jenkins, husband and wife, as tenants by the entirety by Quitclaim deed from Curt E. Jenkins, a married man of record in Instrument No. 20140502-0037331 Register's Office for Davidson County, Tennessee, dated April 18, 2014 and recorded on May 02, 2014.

This conveyance is subject to:
- All matters shown on Plan of record in Instrument No. 20030116-0006958, as revised in Instrument No. 20040310-0027295;
- Master Deed of record in Instrument No. 20031031-0160421;
- Master Deed of record in Instrument No. 20040526-0061758, as amended in Instrument No. 20041201-0143197;
- Storm Water Detention Agreement of record in Instrument No. 20010605-0058195;
- Dedication of Public Utilities Easement of record in Book 6532, Page 900 and Book 6431, Page 395, Register's Office for Davidson County, Tennessee; and
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **6952 Highway 70 S, Unit 111, Nashville, Tennessee 37221**.

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 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 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/our hand(s) this the 18th DAY OF MAY, 2016.

Curt E. Jenkins

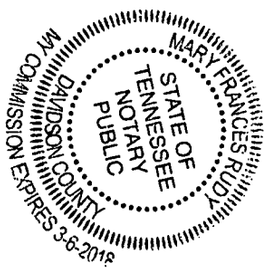
Elizabeth R Jenkins

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CURT E. JENKINS AND ELIZABETH R JENKINS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 18th of May, 2016.

Notary Public
My Commission Expires: 3-6-18
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212