BILL GARRETT, Davidson County
Trans:T20160045969 DEEDWARR
Recvd: 06/01/16 10:42 2 pgs
Fees:13.00 Taxes:873.20

20160601-0054911

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $236,000.00.

Affiant

Subscribed and sworn to before me, this 26th day of May, 2016.

Notary Public

My commission expires: 10/18/16

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow, LLC
547 N Mt. Juliet Road, Suite 200, Mt. Juliet, TN 37122

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Jenny R. Brake	new owner	071-16-0-042.00
1313 Jones Avenue		
Nashville, TN 37207		

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Jamithia Jenkins, unmarried

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Jenny R. Brake, an unmarried woman

(hereinafter called the "Grantee"), his 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 part of Lot No. 3 on the Plan of A.B. Spain's Subdivision of the Lischey Garden of record in Plat Book 161, Page 116, in the Register's Office for Davidson County, Tennessee, and further described as follows:

Beginning at a hub on the easterly margin of Jones Avenue, 35 feet north of the corner of Lots No. 2 & 3; thence with the easterly margin of said avenue, North 40° East 50 feet to hub; thence South 86° East 150 feet to a hub; thence South 4° West 50 feet to a hub; thence North 86° West 150 feet to the point of beginning.

INCLUDED BUT EXPRESSLY EXCLUDED are those lands conveyed to the Metropolitan Government of Nashville & Davidson County by Warranty Deed filed as Instrument Number 20031203-0173526, Register's Office for Davidson County, Tennessee.

Beginning at a point in the existing Right of Way of Jones Avenue, 16 feet right of station 14+47.68 Project 10-R-05; Thence, with the easterly Right of Way of Jones Avenue, North 14°06'34" East, 50 feet to a point 16 feet right of station 14+97.68 Project 01-R-05; Thence, leaving the easterly Right of Way of Jones Avenue, South 75°53'26" East, 9 feet to a point; Thence, South 14°06'34" West, 50 feet to a point; Thence, North 75°53'26" West 9 feet to the point of beginning. Said portion of land contains 450 square feet, or 0.01 acres.

Being the same property conveyed to Jamithia Jenkins by Warranty deed from Linda F. Gleaves of record in Instrument No. 20131031-0113108 Register's Office for Davidson County, Tennessee, dated October 24, 2013 and recorded on October 31, 2013.

This is ☐ improved ☐ unimproved property known as **1313 Jones Avenue, Nashville, TN 37207.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee. **OR** Real estate taxes for all subsequent years, the current year's taxes having been previously paid (or paid at closing) and prorated between the parties herein.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 26th day of May, 2016.

Jamithia Jenkins

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, Jamithia Jenkins, the bargainor(s), 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, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 26th day of May, 2016.

Notary Public
My Commission Expires: 5-20-19

JESSICA GRAHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 05-20-2019

SolomonParks File No. 416051

SP 11/2015