RECORDING INFORMATION

Davidson County DEEDWARR
Recvd: 06/08/16 08:13 3 pgs
Fees:18.00 Taxes:894.19
20160608-0057560

STATE OF Tennessee )
COUNTY OF Davidson )

The actual consideration for this transfer or value of property transferred (whichever is greater) is $241,672.60.

Deborah K. Cole
Affiant

Sworn to and subscribed before me this 6th day of June, 2016.

Notary Public

My Commission Expires: 2-27-2019

(SEAL)

RYAN GARDNER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 02-27-2019

THIS INSTRUMENT PREPARED BY:
Webb Sanders PLLC
2784 Highway 31W
White House, TN 37188

# GENERAL WARRANTY DEED

| Address New Owner(s): | Send Tax Bills To: | Map/Parcel Number(s): |
|---|---|---|
| Deborah K. Cole<br>720 Tahlena Avenue<br>Madison, TN 37115 | New Owner | 052-06-0-080.00 |

This Indenture is made on this 6th day of June, 2016, by and between LAWRENCE C. JENKS, UNMARRIED, hereinafter referred to as **GRANTOR**, and DEBORAH K. COLE, UNMARRIED, hereinafter referred to as **GRANTEE**.

**GRANTOR**, for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration in hand paid, bargains, sells and conveys to **GRANTEE** the following described real estate, situated in the County of Davidson, State of Tennessee:

**Land in Davidson County, Tennessee, being Lot No. 70 and the Northerly 25 feet of Lot No. 69 on the Madison Heights Subdivision as of record in Book 1424, Page 6, Register's Office for said County.**

**Said Lot No. 70 and part of Lot No. 69 front together 125 feet on the Westerly side of Tahlena Avenue and run back between parallel lines 304.5 feet on the Northerly line and 273.5 feet on the Southerly line to a dead line measuring 126.1 feet thereon.**

**Being the same property conveyed to Lawrence C. Jenks and wife, Karen T. Jenks by Warranty Deed from Elva Harris Hatcher, unmarried, recorded on the 24th day of May, 1990 in Deed Book 8115, Page 712, in the Register's Office of Davidson County, Tennessee. The said Karen T. Jenks (a/k/a Karen Leigh Jenks) passed away on October 7, 2012, leaving the said Lawrence C. Jenks as the surviving tenant by the entirety.**

This is improved property known as 724 Tahlena Avenue, Madison, TN, 37115.

This conveyance is being made subject to:

1. County of Davidson taxes for the year 2016 and thereafter, not yet due and payable.

2. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of MADISON HEIGHTS SUBDIVISION, as recorded in

Plat Book 1424, Page(s) 6, in the Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said property, together with the appurtenances, hereditaments, estate, title and interest thereto belonging, to **GRANTEE**.

**GRANTOR** covenants that, subject to the matters set forth above, **GRANTOR** is lawfully seized and possessed of said property in fee simple, has good right to convey it and that it is unencumbered. **GRANTOR** further covenants and binds itself and its successors and assigns to warrant and defend to **GRANTEE** forever the title to said property against the lawful claims of all persons whomsoever, excluding claims arising out of the matters set forth above.

IN WITNESS WHEREOF, the undersigned **GRANTOR** has executed this instrument or has caused same to be executed as of the date first above written.

**GRANTOR:**

Lawrence C. Jenks

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STATE OF Tennessee )
COUNTY OF Davidson )

Personally appeared before me, the undersigned, Notary Public for the aforesaid State and County, LAWRENCE C. JENKS, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person(s) executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 6th day of June, 2016.

Notary Public

My Commission Expires: 2-27-2019

RYAN GARDNER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 02-27-2019

## TRUE COPY CERTIFICATION

I, RYAN GARDNER, 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.

Ryan Gardner

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STATE OF TENNESSEE )
COUNTY OF SUMNER )

Personally appeared before me, LISA HODGES, a notary public for this County and State, RYAN GARDNER, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires: 03/29/2020

