BILL GARRETT, Davidson County
Trans:T20160056064 DEEDWARR
Recvd: 06/30/16 14:41 2 pgs
Fees:13.00 Taxes:554.63
20160630-0067153

RECORD AND RETURN
Tennessee Title Services
101 Springhouse Ct S-202
Hendersonville, TN 37075

Prepared by:
Realty Title & Escrow Company, Inc.
1285 North Mt. Juliet Road
Mt. Juliet, TN 37122

KIM GILLESPIE STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $149,900.00.

Affiant

Subscribed and sworn to before me, this 10th day of June, 2016.

Notary Public
My commission expires: 10/18/16

06-1605-76432

| Address of New Owner: | Send Tax Bills to: | Tax Information: |
|---|---|---|
| Jacklyn Jencks<br>374 Huntington Ridge Drive<br>Nashville TN 37211 | Navy Federal Credit Union<br>820 Follin Lane<br>Vienna, VA 22180 | 161-11-0-A-032.00-CO |

## WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Emily Anne Lovell, unmarried**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Jacklyn Jencks**_____, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being Unit No. 32, on the Plan of Huntington Ridge Townhouses, of record in Book 4675, Page 9, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Emily Anne Lovell, unmarried by deed from Amanda M. White, unmarried, dated June 3, 2003, recorded June 12, 2003, of record in Instrument No. 20030612-0081097, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 374 Huntington Ridge Drive, Nashville, TN 37211.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, 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 hand this 24th day of June, 2016.

Emily Anne Lovell

Emily Anne Lovell

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Emily Anne Lovell**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Mt. Juliet, TN, this 24th day of June, 2016.

Jackie Malone

Notary Public
State of Tennessee at Large

My Commission expires: 04.03.2020

