This instrument prepared by:
Brian Lavoy Payne, Attorney at Law, PLLC
3200 West End Avenue, Suite 500
Nashville, TN 37203
TN BPR # 11639
615.414.1368 fax 615.915.4964
brian@brianpaynelaw.com

BILL GARRETT, Davidson County
Trans:T20160059991 DEEDWARR
Recvd: 07/13/16 13:06 2 pgs
Fees:13.00 Taxes:48.10
20160713-0071787

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $13,000.00.

Affiant

Subscribed and sworn to before me, this 8TH DAY OF JULY, 2016.

BRIAN PAYNE, Notary Public
My commission expires: 11/04/18

BRIAN PAYNE NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

Address of New Owner:	Send Tax Bills to:	Tax Information
KENNETH BARRY BONIFAY 1510 LETHIA DRIVE NASHVILLE, TN 37206	NEW OWNER	042-04-0 071.00

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, **ARTHUR D. JENKINS, SURVIVING TENANT BY THE ENTIRETY OF MARY CATHERINE JENKINS,** hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to, **KENNETH BARRY BONIFAY, TRUSTEE OF THE KENNETH BARRY BONIFAY LIVING TRUST U/A DATED JULY 2, 2016,** hereinafter called the Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

BEGINNING AT AN IRON PIN, SAID PIN BEING A COMMON CORNER TO PROPERTIES OWNED BY VILLA S. BRASWELL, RECORDED IN DEED BOOK 3400, PAGE 570, TILLMAN JONES, RECORDED IN DEED BOOK 2143, PAGE 302, AND ARTHUR D. JENKINS, RECORDED IN DEED BOOK 5209, PAGE 593 IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, AND BEING THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT; THENCE, WITH THE COMMON BOUNDARY LINE OF SAID BRASWELL AND JENKINS SOUTH 89 DEGREES 18 MINUTES EAST 121.10 FEET TO AN IRON PIN, SAID PIN BEING SAID JENKINS' SOUTHEAST CORNER AND THE SOUTHWEST CORNER OF PROPERTY OWNED BY THE MADISON CONGREGATION OF JEHOVAH'S WITNESSES, RECORDED IN DEED BOOK 5176, PAGE 693 IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE; THENCE, SEVERING SAID BRASWELL'S PROPERTY ACCORDING TO THE FOLLOWING TWO CALLS: SOUTH 0 DEGREES 23 MINUTES 40 SECONDS EAST 166.64 FEET TO AN IRON PIN, NORTH 89 DEGREES 18 MINUTES WEST 140.35 FEET TO AN IRON PIN IN SAID JONES EASTERLY BOUNDARY LINE; THENCE, WITH SAID BOUNDARY LINE NORTH 6 DEGREES 12 MINUTES 40 SECONDS EAST 167.38 FEET (PREVIOUS DEED ERRONEOUSLY STATED 388.95 FEET) TO THE BEGINNING CONTAINING 0.50 ACRES.

BEING THE SAME PROPERTY CONVEYED TO ARTHUR D. JENKINS AND WIFE, MARY CATHERINE JENKINS, BY DEED FROM VILLA MAY SHERRILL BRASWELL AND HUSBAND

RALPH RUSSELL BRASWELL DATED JUNE 12, 1980, RECORDED JUNE 13, 1980, IN BOOK 5612, PAGE 757, DAVIDSON COUNTY REGISTER OF DEEDS. THE SAID MARY CATHERINE JENKINS HAVING SINCE DIED LEAVING ARTHUR D. JENKINS AS HER SURVIVING TENANT BY THE ENTIRETY.

This property is unimproved property known as 0 Highland Circle, Madison, TN 37115.

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, its heirs, successors and assigns, forever. Grantor covenants with Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor does further covenant and bind himself, his heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantee, its 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 8th day of July, 2016.

ARTHUR D. JENKINS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand in NASHVILLE, TENNESSEE, this 8TH DAY OF JUNE, 2016.

BRIAN PAYNE, Notary Public

BRIAN PAYNE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission expires: 11/04/18