BILL GARRETT, Davidson County
Trans:T20160074668 DEEDWARR
Recvd: 08/26/16 10:53 2 pgs
Fees:13.00 Taxes:388.50
20160826-0089495

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, is $105,000.00.

Affiant

Subscribed and sworn before me this the 29th day of July, 2016.

Notary Public
My commission expires: 1/15/17

MARK BELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Nashville Estate Development I 6500 Robertson Avenue Nashville, TN 37209-1630	Nashville Estate Development 6500 Robertson Avenue Nashville, TN, 37209	090-08-0-026-00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, RONALD D. REED, EXECUTOR OF THE BLLIE RHEA JENKINS ESTATE, RONALD D. REED, INDIVIDUALLY, and JANICE JENKINS, INDIVIDUALLY, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to NASHVILLE ESTATE DEVELOPMENT INC., hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Plan of Resubdivision Part of Lot No. 58 West Nashville Annex of record in Plat Book 3842, Page 263, in the Register's Office for Davidson County, Tennessee to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Billie Rhea Jenkins and Maudean L. Jenkins by Warranty Deed from Dorothy J. Lynch, unmarried of record in Book 10616, page 805, Register's Office for Davidson County, Tennessee, dated September 19, 1997 and recorded on September 22, 1997.

That the said Billie Rhea Jenkins having since died on October 29, 2015, leaving Ronald D. Reed and Anthony Lynn Jenkins as sole heirs at law and beneficiaries under his Last Will and Testament as well as co-executors of his estate, further referenced by Affidavit of Heirship dated July 29, 2016, of record in Instrument Number 20160826-0089494.

That the said Anthony Lynn Jenkins having since died intestate on January 7, 2016 leaving Janice Jenkins as his sole heir at law, further referenced by Affidavit of Heirship, dated July 29, 2016, of record Instrument Number 20160826-0089494.

(Value or consideration shown in aforementioned deed $60000.00.) Being also known as 6500 Robertson Avenue Nashville, Tennessee 372091630.

Subject to all Easements and Restrictions of record.

THIS IS _X_ IMPROVED ____UNIMPROVED PROPERTY KNOWN AS 6500 Robertson Avenue, Nashville, TN 37209-1630.

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/or assigns, forever. Grantors covenant with Grantees that Grantors 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. 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 successors, 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.

TA-I

Witness my hand this the 29th day of July, 2016.

Ronald D. Reed, Executor
Ronald D. Reed as Executor of the Estate of Billie Rhea Jenkins

Ronald D. Reed
Ronald D. Reed, Individually

Janice Jenkins
Janice Jenkins, Individually

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Ronald D. Reed and Janice Jenkins, 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 and official seal this 29th day of July, 2016.

My commission expires:
1/15/17

MARK BELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

STATE OF Tennessee
COUNTY OF Williamson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Ronald D. Reed, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon h.t. oath acknowledged himself to be the Executor of the within named bargainor, a Estate, and that he, as such Executor, executed the foregoing instrument for the purposes therein contained by signing the name of the Estate by the said Ronald D. Reed as such Executor.

Witness my hand and official seal this 29th day of July 2016.

My Commission Expires:
1/15/17

Notary Public

MARK BELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY