BOX 10-A

WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20160077673 DEEDWARR
Recvd: 09/06/16 11:00 2 pgs
Fees: 13.00 Taxes: 2730.60
20160906-0093171

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $738,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 2 DAY OF September 2016.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

TONYA B. CHERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN
My Commission Expires September 18, 2017

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Donald T. Jenkins and Suzanne D. Jenkins	New Owner	
(NAME)	(NAME)	
117 Brighton Close		104-13-F/117.00-CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **GABRIEL ASBUN-LUNA AND IEDA BOSCHI-ASBUN, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DONALD T. JENKINS AND SUZANNE D. JENKINS, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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 Lot No. 117 of Phase 1B, on the Revised Site Plan of Brighton Close Phase 1A, 1B, 1D, and Phase II, a Planned Unit Development, of record in Plat Book 7900, Page 136, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Gabriel Asbun-Luna and Ieda Boschi-Asbun by deed from Lauren M. Lewis, Trustee of the Lauren Lewis Revocable Trust U/D/T dated February 8, 2006, as to an undivided fifty percent (50%) interest and George M.D. Lewis, III, Trustee of the George Luke Lewis Revocable Trust U/D/T dated February 8, 2006, as to an undivided fifty percent (50%) interest, dated May 8, 2013, of record in Instrument No. 20130509-0047159, Register's Office for Davidson County, Tennessee.

This conveyance is subject to 2016 real property taxes; All matters appearing of record in Plat Book 7900, Page 136, said Register's Office; Boundary Plat of record in Book 6900, Page 716, said Register's Office; Restrictive Covenants of record in Book 7803, Page 458, Book 8561, Page 812, Book 8561, Page 819, Book 8561, Pages 824 & 829, Book 8561, Pages 834 & 839, Book 8561, Page 844, Book 8698, Page 557, Book 9372, Page 356, and Instrument Nos. 20001003-0098148, 20141202-0110443, and 20150430-0039030, said Register's Office; and Charter os record in Book 7522, Pages 131 & 134 and Book 8446, Page 679, said Register's Office.

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215
Box 10A

This is improved x property, known as 117 Brighton Close, Nashville, TN 37205 (unimproved)

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 and assigns forever; and we do covenant with the said GRANTEES that we 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; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 31st day of August, 2016

GABRIEL ASBUN-LUNA

IEDA BOSCHI-ASBUN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Gabriel Asbun-Luna and Ieda Boschi-Asbun with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained

Witness my hand and official seal at Nashville, Tennessee this 31st day of August, 2016.

KATHY SNIDER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN
My Commission Expires May 8, 2018

Notary Public