| THIS INSTRUMENT WAS PREPARED BY | STATE OF TENNESSEE<br>COUNTY OF DAVIDSON |
|---|---|
| Bankers Title & Escrow Corp.<br>3310 West End Ave., Ste. 540<br>Nashville, TN 37203 | THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 799,000.00.<br>Affiant<br>SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF September, 2016.<br>Notary Public<br>MY COMMISSION EXPIRES: 1-6-20<br>(AFFIX SEAL) |

BILL GARRETT, Davidson County
Trans:T20160083633 DEEDWARR
Recvd: 09/23/16 09:17 2 pgs
Fees:13.00 Taxes:2956.30
20160923-0100306

JAMES A. WAECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

# WARRANTY DEED

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| John Pinkston | owner | MAP 103-16-0B- |
| 4215 Harding Pike # 1002 | | 109.00CO & 111.00CO |
| 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, **Mary Jacqueline Daniel, Trustee of The Jack Lucas Jenkins Living Trust under Agreement dated June 14, 2007 and Mary Jacqueline Daniel and Frederick Lucas Jenkins, both acting individually**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **John Pinkston and wife, Carrie Pinkston**

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 described as follows:

Being Units No. 1002 and 1004 as shown on the Plat of Windsor Tower, a Condominium, of record in Book 5200, Page 71, Register's Office for Davidson County, Tennessee, together with an undivided .925% (unit 1002) and .503% (Unit 1004) interest in common elements of 4215 Harding Road Homeowners' Association, as described in Book 5313, Page 338, et seq., said Register's Office.

Being the same property conveyed to Frederick L. Jenkins and Mary J. Daniel, as Co-Trustees under Agreement with Jack Lucas Jenkins dated June 14, 2007 by Quitclaim deeds from Jack Lucas Jenkins of record in Instrument No. 20100818-0065125 and Instrument 20100818-0065126, Register's Office for Davidson County, Tennessee, dated August 16, 2010 and recorded on August 18, 2010. Mary Jacqueline Daniel and Frederick Lucas Jenkins, beneficiaries under the said Trust Agreement, join in this conveyance. Mary Jacqueline Daniel, Trustee, is empowered to act for the Trust without joinder of any other Trustee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes for the year 2016,which have been prorated and assumed by Grantees; (2) Subject to all matters shown on the Plan of record in Plat Book 5200, Page 71; (3) all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Windsor Tower Condominium Apartments of record in Book 5313, Page 338 as amended in Book 8666, Page 789, and Instrument No. 20131217-0127081; (4) Easement(s) of record in Book 3956, Page 943; (5) Easement(s) of record in Book 9486, Page 948; (6) Easement(s) for Comcast of record as Instrument No. 20110301-0016521; (7) Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel; (8) Subject to rights of others in and to the common areas and/or elements; (9) All applicable governmental and zoning regulations.

This is IMPROVED property known as **4215 Harding Pike; Units 1002 & Unit 1004, Nashville, TN 37205.**

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 our hands this the 22nd day of September, 2016.

The Jack Lucas Jenkins Living Trust under Agreement dated June 14,2007

Mary Jacqueline Daniel Trustee

Mary Jacqueline Daniel, Trustee

Mary Jacqueline Daniel

Mary Jacqueline Daniel (Individually)

Frederick Lucas Jenkins by Brett Sheriff his Attorney in fact

Frederick Lucas Jenkins (Individually)
by Brett Sheriff, his Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Mary Jacqueline Daniel** with whom I am personally acquainted and who upon her oath acknowledged herself to be the **Trustee** of **The Jack Lucas Jenkins Living Trust** the within named bargainor, and Trust, and that she as such Trustee, being authorized to do so, did execute the foregoing instrument for the purposes therein contained by signing the name of the Trust, by the said **Mary Jacqueline Daniel** as such **Trustee**.

Witness my hand and seal this the 22nd day of September, 2016.

My Commission expires 6-6-20

JAMES A. WAECHTER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TN

Notary Public

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 **Mary Jacqueline Jenkins** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 22nd day of September, 2016.

My Commission expires 6-6-20

JAMES A. WAECHTER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TN

Notary Public

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 **Brett Sheriff** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument on behalf of **Frederick Lucas Jenkins**, as his Attorney in Fact, as the free act and deed of the within named **Frederick Lucas Jenkins**.

Witness my hand and official seal this the 22nd day of September, 2016.

My Commission expires 6-6-20

JAMES A. WAECHTER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TN

Notary Public