THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 16088938** BILL GARRETT, Davidson County Trans:T20160087885 DEEDWARR Recvd: 10/05/16 15:43 2 pgs Fees:13.00 Taxes:532.80 20161005-0105513	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $144,000.00. Affiant Subscribed and sworn to before me, this 29th day of September, 2016. Notary Public My Commission Expires: TARA JONES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 10, 2018

WARRANTY DEED

Address New Owner: Ernest E. Meadows, Jr. 141 and 139 Park Circle Old Hickory TN 37138	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 053-11-0-077.00 053-11-0-078.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Earlene Jenkins, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Ernest E. Meadows, Jr., unmarried**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot Nos. 10 and 11, Block "B" on the Plan of Subdivision Map No. 3 of Life & Casualty Insurance Co. of record in Plat Book 974, Page 11, 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 Joe Jenkins by Warranty deed from Guy Tucker and wife, Margaret F. Tucker of record in Book 1559, page 415, Register's Office for Davidson County, Tennessee, dated February 12, 1948 and recorded on February 14, 1948.

Billie Joe Jenkins now being deceased on February 8, 2003 in Davidson County, Tennessee

Being the same property conveyed to Earlene Jenkins by Quitclaim deed from Earline Jenkins a/k/a Earline Jenkins of record in Instrument No. 20160921-0099457 Register's Office for Davidson County, Tennessee, dated September 21, 2016 and recorded on September 21, 2016.

The execution of this instrument is effected by the signature of Neal W. Jenkins as Attorney-in-fact for Earlene Jenkins, which Power of Attorney is recorded in Book —, Page — in said Register's office.

** 20161005-0105512

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2016, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 974, Page 11, Register's Office for Davidson County, Tennessee.

Restrictions of record in Book 1559, Page 515, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

Easements of record in Book 1559, Page 415, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 141 and 139 Park Circle Old Hickory TN 37138

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 29th day of September, 2016.

Earlene Jenkins by Neal W. Jenkins as Attorney-in-fact

Earlene Jenkins by Neal W. Jenkins as
Attorney-in-fact

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Neal W. Jenkins, with whom I am personally acquainted, and who acknowledged that he is the Attorney-in-fact for Earlene Jenkins of the maker or constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 29th day of September, 2016.

Nathan L. Powers

Notary Public
My Commission Expires: 02/26/17

NATHAN L. POWERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY