BILL GARRETT, Davidson County
Trans: T20160102154 DEEDWARR
Recvd: 11/18/16 10:38 2 pgs
Fees: 13.00 Taxes: 666.00
20161118-0121781

WARRANTY DEED

COUSE-H16424

STATE OF Tennessee
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $180,000.00 .

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 16th DAY OF November, 2016.

(Affix Seal) Notary Public

My Commission Expires: _____

ROBERT L. SCRUGGS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires May 8, 2017

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
PROPERTY TITLE SERVICES, LLC
131 Indian Lake Road, Suite 208
Hendersonville, TN 37075 (615-264-8727)

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Ashley Couse and Michael Couse, wife and husband	Franklin American Mortgage	039 060.06600
5069 Clarksville Highway	6100 Tower Circle, Ste 600	
Nashville, TN 37189	Franklin, TN 37067	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, DAVID S. JENKINS AND MADALINE K. JENKINS,HUSBAND AND WIFE, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto ASHLEY COUSE AND MICHAEL COUSE, WIFE AND HUSBAND, hereinafter called the Grantee(s), their heirs and assigns, that 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. 2 on the plan of Chester-Hazelwood Subdivision, as shown by plat of record in Plat Book 8250, Page 97, and amended in Book 8610, Page 654, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to David S. Jenkins and Madaline K. Jenkins, husband and wife by deed from Jason lee Tinsley, Gregory Quinn Tinsley and Andrew James Tinsley, Constance Louise Tinsley and John Randall Chester of record at Book 201411190106508, recorded on 11/19/2014, Register's Office for Davidson County, Tennessee.

( ) unimproved
This is (X) improved property known as 5069 Clarksville Highway, Nashville, Tennessee 37189 .

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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 GRANTEE, 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/our hand(s) this 16th day of November, 2016 :

David S. Jenkins

Madaline K. Jenkins

STATE OF Tennessee

COUNTY OF SUMNER

Personally appeared before me, KEVIN TRACY WILLIAMS, a Notary Public in and for said County and State, the within named DAVID S. JENKINS AND MADALINE K. JENKINS, HUSBAND AND WIFE, the bargainor(s), with whom I am personally acquainted or 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 Sumner County, Tennessee, this 16th day of November, 2016.

Notary Public

My Commission Expires: 07/21/2020

KEVIN TRACY WILLIAMS
NOTARY PUBLIC AT LARGE
SUMNER COUNTY TN