BILL GARRETT, Davidson County
Trans: T20160109747 DEEDWARR
Recvd: 12/14/16 09:58 2 pgs
Fees: 13.00 Taxes: 1535.50
20161214-0130977

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, is **$415,000.00** (Four Hundred Fifteen Thousand).

Brian Mitchell
AFFIANT

Subscribed to and sworn before me this 9th day of December, 2016.

Dana Delworth
NOTARY PUBLIC MY COMMISSION EXPIRES:

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-06-2020

(NOTARY SEAL)

THIS INSTRUMENT PREPARED BY AND PLEASE RETURN TO:

GRISSIM TITLE & ESCROW, LLC.
1222 17th Avenue South, Nashville, TN. 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Steven J. Jenkins and Tara H. Jenkins 612 Fatherland Street Nashville, TN 37206	new owner	08216022900

WARRANTY DEED

FOR AND IN 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, I/WE, **ROBERT L. MCCULLOUGH, JR., AN UNMARRIED MAN,** HEREINAFTER CALLED THE **GRANTOR(S),** HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **STEVEN J. JENKINS AND TARA H. JENKINS, HUSBAND AND WIFE,** HEREINAFTER CALLED THE **GRANTEE(S),** 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. 7 on the Plan of Williams First Addition to Edgefield, now East Nashville, as of record in Book 21, Page 45, Register's Office for said County.

Said Lot No. 7 fronts 50 feet on the southerly margin of Fatherland Street and extends back between parallel lines 210 feet to an alley.

Being the same property conveyed to Robert L. McCullough, Jr., an unmarried person, by deed from Fidelity Federal Bank, FSB, of record in Book 8411, Page 925, Register's Office for Davidson County, Tennessee, executed July 30, l991, and recorded August 2, 1991.

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

This is:	(**X**) IMPROVED ( ) UNIMPROVED	Property known as: **612 FATHERLAND STREET** **NASHVILLE, TN 37206**

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(S), their heirs and assigns, forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

LTSR Number:

RLM

GTE File: 2016114390

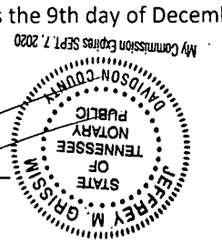
WITNESS, this 9th day of December, 2016

Robert L. McCullough, Jr.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 9th day of December, 2016, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Robert L. McCullough, Jr.** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged he executed the within instrument for the purposed therein contained.

Witness my hand and official seal on this the 9th day of December, 2016.



Notary Public

Commission Expires: _____