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Prepared by:

Steltemeier and Westbrook, PLLC
3326 Aspen Grove Drive, Suite 604
Franklin, Tennessee 37067

BILL GARRETT, Davidson County
Trans: T20170000630 DEEDWARR
Recvd: 01/04/17 10:04 2 pgs
Fees: 13.00 Taxes: 1387.50
20170104-0000723

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $375,000.00.

Affiant

Subscribed and sworn to before me this 27th day of December, 2016.

Notary Public
My Commission Expires: 6-18-18

CHRISTI M. JOHNSTON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

16-0738

Address of New Owner:	Send Tax Bills to:	Tax Information:
Tyler Johns	CMG	
5801 Robertson Avenue	810 Crescent Centre	091-10-0I-001.00-CO
Nashville, TN 37209	Franklin TN 37067	

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, we

Jenkins Development Company, LLC, a Tennessee limited liability company,

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Tyler Johns,

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being Unit No. A on the Plan of 5801 Robertson Avenue Townhomes, a Horizontal Property Regime With Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restrictions at Instrument No. 20151112-0114893, 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 a portion of the same property conveyed to Jenkins Development Company, LLC by Warranty Deed from Tammy Ghea, unmarried of record in Instrument No. 20150814-0081868 Register's Office for Davidson County, Tennessee, dated August 11, 2015 and recorded on August 14, 2015.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at **5801 Robertson Avenue, Nashville, TN 37209.**

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 27th day of December, 2016.

Jenkins Development Company, LLC, a Tennessee limited liability company

BY: _____
Billy Joel Jenkins, Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Billy Joel Jenkins, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is Member of Jenkins Development Company, LLC, a limited liability company, and that he is authorized by Jenkins Development Company, LLC to execute this instrument on its behalf.

Witness my hand and official seal at Franklin, Tennessee, this 27th day of December, 2016.



_____
D. Shayne Adair, Notary Public
State of Tennessee at Large
My Commission Expires: 06/24/18