BILL GARRETT, Davidson County
Trans:T20170008770 DEEDWARR
Recvd: 01/30/17 15:51 2 pgs
Fees:13.00 Taxes:813.63
20170130-0009918

This Instrument Prepared by and Return to:
**Bell & Alexander Title Services, Inc.**
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

ANNE MARIE CHANDLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires September 7, 2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $219,900.00.

Meredith May
Affiant

Subscribed and sworn before me this the 27th day of January, 2017.

Notary Public
My commission expires:

# WARRANTY DEED

| Address of New Owner: | Send Tax Bill to: | Tax Information: |
|---|---|---|
| Errine Garnett<br>6500 Robertson Avenue<br>Nashville, TN 37209 | AMERIS BANK<br>1800 PARKWAY PLACE #820<br>MARIETTA, GA 30067 | 090-08-0-026.00 |

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, NASHVILLE ESTATE DEVELOPMENT, INC., hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to ERRINE GARNETT, SINGLE WOMAN, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Re-subdivision Part of Lot No. 58, West Nashville Annex of record in Plat Book 3842, Page 263, 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 Rhea Jenkins and Maudean L. Jenkins by Warranty deed from Dorothy J. Lynch, unmarried of record in Book 10616, page 805, Register's Office for Davidson County, Tennessee, dated September 19, 1997 and recorded on September 22, 1997. (Value or consideration shown in aforementioned deed $60,000.00.)

That the said Billie Rhea Jenkins having since died on October 29, 2015, leaving Ronald D. Reed and Anthony Lynn Jenkins as sole heirs at law and beneficiaries under his Last Will and Testament as well as co-executors of his estate, further referenced by Affidavit of Heirship dated July 29, 2016, of record in Instrument No. 20160826-0089494.

That the said Anthony Lynn Jenkins having since died intestate on January 07, 2016 leaving Janice Jenkins as his sole heir at law, further referenced by Affidavit of Heirship, dated July 29, 2016, of record Instrument No. 20160826-0089494.

Being the same property conveyed to Nashville Estate Development, Inc. by Warranty deed from Ronald D. Reed, Executor of the Billie Rhea Jenkins Estate, Ronald D. Reed, individually, and Janice Jenkins, individually of record in Instrument No. 20160826-0089495 Register's Office for Davidson County, Tennessee, dated July 29, 2016 and recorded on August 26, 2016.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 6500 Robertson Avenue, Nashville, TN 37209.

cc

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 27th day of January, 2017.

Nashville Estate Development, Inc.

BY: Exsau Cortes, President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Exsau Cortes, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon his oath acknowledged himself to be the President of the within named bargainor, an incorporation, and that he, as such President, executed the foregoing instrument for the purposes therein contained by signing the name of the incorporation by the said Exsau Cortes as such President.

Witness my hand and official seal this 27th day of January, 2017.

My Commission Expires: 9/10/18

Notary Public

CAVAN MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY