WARRANTY DEED

State of Tennessee

County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $128,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 8th day of February, 2017.

(Affix Seal) Notary Public

My Commission Expires: 6-30-2019

APRIL G. NICHOLS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

2016-653

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ANCHOR TITLE, LLC
6970 Moores Lane,
Brentwood, TN 37027

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Jaunae Wilkins 2709 Jenkins Street Nashville, TN 37208	Plaza Home Mortgage, Inc 4820 Eastgate Mall Suite 100 San Diego CA 92121	081.06-0-142.00

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, **Boyce E. Wilkins , Sr. and wife, Marion L. Wilkins**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Jaunae Wilkins, a single woman**, 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:

The land with all the buildings and improvements thereon, situated at 2709 Jenkins Street, Town of Nashville, Davidson County, State of Tennessee, said premises being further described as follows:

Land in Davidson County, Tennessee, being Lot Number 11 on the Plan of Cumberland Gardens, as of record in Book 2900, pages 3 and 4, Register's Office for said County.

SAID Lot Number 11 fronts 52.3 feet on the southerly side of Jenkins Street and extends back 159.4 feet on the easterly line and 158.5 feet on the westerly line to a dead line, measuring 41.3 feet thereon.

Being the same property conveyed to Boyce Wilkins, Sr. and Marion L. Wilkins from William C. Cage and Ruth H. Cage by deed dated April 4, 1970 and recorded April 6, 1970 in Book 4408, page 688, Register's Office for Davidson, Tennessee.

( ) unimproved
This is (X) improved property know as 2709 Jenkins Street, Nashville, TN 37208.

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.

BILL GARRETT, Davidson County
Trans:T20170012912 DEEDWARR
Recvd: 02/13/17 10:09 2 pgs
Fees:13.00 Taxes:473.60
20170213-0014611

Witness my/our hand(s) this 8th day of February, 2017

Boyce E. Wilkins , Sr.

Marion L. Wilkins

State of Tennessee
County of Williamson

Personally appeared before me, April G. Nichols a Notary Public in and for said County and State, the within named Boyce E. Wilkins , Sr. and Marion L. Wilkins, 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, this 8th day of February, 2017.

Notary Public
My Commission Expires: 6-30-2019

APRIL G. NICHOLS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY