AFTER RECORDING RETURN TO:
FIRST TITLE & ESCROW
7361 CALHOUN PLACE, STE 200
ROCKVILLE, MD 20855
File No. 154525 TN014 DT

This document prepared by:
JOHN O. WINDSOR, ESQ.
1775 LELIA DRIVE SUITE E (2ND FLOOR)
JACKSON, MS 39216
866-333-3081

Davidson County DEEDWARR
Recvd: 02/14/17 10:43 5 pgs
Fees:28.00 Taxes:686.35
20170214-0015277

Parcel ID No.: 173-04-0A-213.00

WARRANTY DEED

THIS INDENTURE made and entered into on this 3 day of Jan, 2017, by and between **MILITARY WARRIORS SUPPORT FOUNDATION**, a mailing address of 2511 NORTH LOOP 1604 W, SUITE 201, SAN ANTONIO, TX 78258 hereinafter referred to as Grantor(s) and **AARON JENKINS AND LISA JENKINS, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**, a mailing address of 720 CANOE RIDGE POINT, ANTIOCH, TN 37013, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ZERO AND 00/100 ($0.00) DOLLARS and other good and valuable consideration the receipt of which is hereby acknowledged, have this day given, granted, bargained, sold, conveyed and confirmed and do by these presents give, grant, bargain, sell, convey and confirm unto the said Grantee(s) the following described real estate located in Davidson County, Tennessee:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

Being the same property conveyed to the Grantor(s) in a Special Warranty Deed recorded under Document No. 20131118-0118846, recorded on 11/18/2013 in Davidson County, Tennessee.

TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee and unto Grantee's heirs, administrators, successors or assigns, forever in fee simple.

GRANTOR(S) hereby covenant with and represent unto the said Grantee(s) and unto her/his/their successors or assigns, that he/she/they is/are lawfully seized in fee simple of the lot or parcel of land above described; that the same is free from all liens and encumbrances except ad valorem taxes for the current tax year and subsequent years, restrictions, restrictive covenants and easements of record, if any; that he/she/they has/have a good and lawful right to sell and convey the same as aforesaid and that he/she/they will forever warrant and defend the title to same unto the said Grantee(s) and unto his/her/their successors or assigns, except as to said taxes, restrictions, restrictive covenants and easements of record, if any.

IN WITNESS WHEREOF, the said Grantor(s) has/have hereunto set his/her/their hand(s) and seal(s) on this 3 day of Jan, 2017.

MILITARY WARRIORS SUPPORT FOUNDATION

BY: Allison Peterson

PRINT NAME: Allison Peterson

TITLE: Sr. Director

STATE OF TX
COUNTY OF Bexar

Before me, Maria R. Esparza, a Notary Public, of the state and county mentioned, personally appeared Allison Peterson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be president (or other officer authorized to execute the instrument) of MILITARY WARRIORS SUPPORT FOUNDATION, the within named bargainer and that such president or officer executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal, at office in SA, TX, this 3rd day of January, 2017.

Maria R. Esparza
Notary Public
My Commission expires: 9.12.18

MARIA R. ESPARZA
Notary Public, State of Texas
Comm. Expires 09-12-2018
Notary ID #129955805

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and/or their agents; no boundary survey was made at the time of this conveyance.

VALUATION AFFIDAVIT

I, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $ 185,500, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary audit.

Affiant

STATE OF TEXAS
COUNTY OF COLLIN

Subscribed and sworn to before me this 14 day of February, 2017

Notary Public
Commission Expires _____

CHRISTIE MAULDIN
My Notary ID # 10263779
Expires December 27, 2019

Name and address for person(s) responsible for taxes:

AARON JENKINS AND LISA JENKINS
720 CANOE RIDGE POINT
ANTIOCH, TN 37013

Name and address of property owner:

AARON JENKINS AND LISA JENKINS
720 CANOE RIDGE POINT
ANTIOCH, TN 37013

EXHIBIT A
LEGAL DESCRIPTION

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NUMBER 213 ON THE PLAN OF OAK HIGHLANDS, PHASE TWO, A PLANNED UNIT DEVELOPMENT, OF RECORD IN INSTRUMENT NUMBER 19991213-0302267, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A COMPLETE AND ACCURATE DESCRIPTION OF SAID LOT.

TAX PARCEL NO.: 173040A21300CO

PROPERTY COMMONLY KNOWN AS: 720 CANOE RIDGE POINT, ANTIOCH, TN 37013

Certificate of Authenticity

I, Nancy Hedrick, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Maryland

County of Montgomery

Personally appeared before me, Natasha D. Squires, a notary public for this county and state, Nancy Hedrick who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 10/12/2017.

Notary's Seal (If on paper)

NATASHA D. SQUIRES
NOTARY PUBLIC
MONTGOMERY COUNTY, MD
COMMISSION EXPIRES: OCT 12, 2017