THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF DAVIDSON
Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 540 Nashville, TN 37203	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 275,500.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF FEBRUARY, 2017. Notary Public MY COMMISSION EXPIRES: (AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20170017513 DEEDWARR
Recvd: 03/01/17 08:55 2 pgs
Fees:13.00 Taxes:1019.35
20170301-0020027

SHIRA HUGHES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-11-2017

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
KatieAnn McMillin	New Owner	MAP 117-07-D
115 Matthew Lane		PARCEL 028.00-CO
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Robert Blake Jenkins and Elizabeth Ann Jenkins, husband and wife**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KatieAnn McMillin, an unmarried woman**

HEREINAFTER CALLED THE GRANTEE, HER 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 Unit No. 28 as shown on the Amended Condominium Site Plan of Park Green, of record in Plat Book 6250, page 253, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said unit as set forth in the Master Deed establishing Park Green Condominium, of record in Book 6247, page 872, as amended in Book 6453, page 717 and Book 8430, page 364, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Robert Blake Jenkins and Elizabeth Ann Jenkins, husband and wife by Warranty deed from June M. Parker, unmarried of record in Instrument No. 20150331-0027701 Register's Office for Davidson County, Tennessee, dated March 27, 2015 and recorded on March 31, 2015.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes for the year 2017, a lien not yet due and payable; (2) all matters shown on the Plan of record in Plat Book 6250, Page 253, Register's Office for Davidson County, Tennessee; (3) the Master Deed establishing a Horizontal Property Regime of Park Green, of record in Book 6247, Page 872, as amended in Book 6453, Page 717 and Book 8430, Page 364; (4) Charter of Park Green Homeowners' Association, Inc., of record in Book 6247, Page 869; (5) Conveyance of Water Mains to Metro Government of record in Book 7275, Page 808; (6) Conveyance of Sewer Mains to Metro Government of record in Book 7275, Page 811, Register's Office for Davidson County, Tennessee (7) Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel; (8) Subject to rights of others in and to the common areas and/or elements; All visible easements; (10) All applicable governmental and zoning regulations.

This is IMPROVED property known as **115 Matthew Lane; Nashville, TN 37215.**

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, her heirs and assigns forever; and we 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 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, her 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 the 24th day of February, 2017.

Robert Blake Jenkins

Elizabeth Ann Jenkins

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Robert Blake Jenkins** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 24th day of February, 2017.

My Commission expires: 4-6-20

JAMES A. WAECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Elizabeth Ann Jenkins** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 24th day of February, 2017.

My Commission expires: 4-6-20

JAMES A. WAECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

Notary Public