Davidson County DEEDWARR
Recvd: 04/03/17 12:45 3 pgs
Fees:18.00 Taxes:999.00

20170403-0032269

Prepared by:
Realty Title & Escrow Company, Inc.
1139 NW Broad St Suite 101
Murfreesboro, TN 37129

STATE OF TENNESSEE
COUNTY OF ~~RUTHERFORD~~ Wilson
The actual consideration or value, whichever is greater, for this transfer is $270,000.00.

Debbie A. Bradberry
Affiant

Subscribed and sworn to before me this 31st day of March, 2017.

Pamela Jennings
Notary Public
My commission expires: 2/22/2020

JAMIE PERRY NOTARY PUBLIC TENNESSEE My Comm Exp. FEBRUARY 22, 2020 COUNTY OF WILSON

13-1703-132789

Address of New Owner:	**Send Tax Bills to:**	**Tax Information:**
Jeffrey A. Jenkins	Bank of America	097-02-0-A-266.00-CO
1914 Boxelder Aly	4500 Amon Carter Blvd	
Hermitage TN 37076	Ft. Worth, TX 76155	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Robert Browning and wife, Janice Browning**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Jeffrey A. Jenkins, unmarried and Dennis A. Jenkins, married, as tenants in common with rights of survivorship,** hereinafter called the Grantees, their successors 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 Lot No. 266, on the Plan of Villages of Riverwood, Section One, Phase 3A, Revision One, of record in Instrument No. 20110630-0050230, Register's Office for said County, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Robert Browning and wife, Janice Browning by deed from Beazer Homes Corp., a Tennessee Corporation, dated September 29, 2011, recorded October 5, 2011, of record in Instrument No. 20111005-0077029, Register's Office for Davidson County, Tennessee.
>
> This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.
>
> This property is improved property known as 1914 Boxelder Aly, Hermitage, TN 37076.

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 assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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 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 31st day of March, 2017.

Robert Browning

Janice Browning

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Robert Browning and Janice Browning**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Murfreesboro, TN, this 31st day of March, 2017.

State of Tennessee at Large

My Commission expires: 05-19-2020

ASHLEY W. MORGAN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 05-19-2020

TRUE COPY CERTIFICATION

I, Kimie Perry 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 TENNESSEE
COUNTY OF WILSON

Personally appeared before me, Jill Simmons, a notary public for this county and state, Kimie Perry 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: September 4, 2019
Notary Seal (if on paper)

