Davidson County DEEDWARR
Recvd: 05/05/17 12:28 3 pgs
Fees:18.00 Taxes:767.57
**20170505-0044817**

Prepared by:
Realty Title & Escrow Company, Inc.
1285 North Mt. Juliet Road
Mt. Juliet, TN 37122

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater, for this transfer is $207,450.00

Hannah Hepley
Affiant

Subscribed and sworn to before me,
this 5th day of May, 2017.

Danielle Marie Crane
Notary Public
My commission expires: 5/22/17

DANIELLE MARIE CRANE
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

06-1704-76691

| Address of New Owner: | Send Tax Bills to: | Tax Information: |
|---|---|---|
| James Britton | Quicken | 086-07-0-A-029.00-CO |
| 1208 Jacksons View Road | 1050 Woodward Ave | |
| Hermitage TN 37076 | Detroit, MI 48226 | |

## 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, **Justin Jenkins and wife, Alecia Jenkins**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **James Britton, unmarried**, 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. 29, on the Plan of Bret Ridge, of record in Book 6900, Page 121, Register's Office for said County, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Justin Jenkins and wife, Alecia Jenkins by deed from John H. Marsh and wife, Amity G. Marsh, dated July 31, 2008, recorded August 5, 2008, of record in Instrument No. 20080805-0080594, 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 1208 Jacksons View Road, 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 4 day of May, 2017.

Justin Jenkins

Alecia Jenkins

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Justin Jenkins and Alecia Jenkins**, 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 Mt. Juliet, TN, this 4 day of May, 2017.

Notary Public
State of Tennessee at Large

My Commission expires:

CHERI O BAYER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 12-20-2020

# True Copy Certification

I, **Danielle Marie Crane**, 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.

Danielle Marie Crane
Signature

State of Tennessee

County of Rutherford

Personally appeared before me, **Shelly Lufkin**, a notary public for this county and state, **Danielle Marie Crane**, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Shelly Lufkin
Notary's Signature

My Commission Expires: 5/19/20

Notary Seal:

