Prepared by:

Steltemeier and Westbrook, PLLC
3326 Aspen Grove Drive, Suite 604
Franklin, Tennessee 37067

BILL GARRETT, Davidson County
Trans:T20170043223 DEEDWARR
Recvd: 05/22/17 10:42 2 pgs
Fees:13.00 Taxes:1535.50
20170522-0050439

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $415,000.00.

Affiant

Subscribed and sworn to before me this 18th day of May, 2017.

Notary Public
My Commission Expires: 11-5-19

TABATHA EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

17-0132

Address of New Owner:	Send Tax Bills to:	Tax Information:
Elizabeth Ross		
4603B Illinois Avenue	NEW OWNER	091-12-0-029.00
Nashville, TN 37209		

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Jenkins Development Company, LLC

hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto

Elizabeth Ross, an unmarried woman,

hereinafter called the GRANTEE, her heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being Lot No. 506 of Block No. 85 on Plan No. 1, West Nashville, of record in Plat Book 57, Pages 74 and 75, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 506 fronts 25 feet on the southerly side of Illinois Avenue and runs back between parallel lines, 150 feet to an alley.

Being the same property conveyed to Jenkins Development Company, LLC by Quitclaim Deed dated March 2, 2016 from Jenkins Development Company, LLC, a Tennessee limited liability company, recorded March 7, 2016 at Instrument No. 20160307-0021321, Register's Office for Davidson County, Tennessee.

Also being a portion of the same property conveyed to Jenkins Development Company, LLC by Warranty Deed dated February 9, 2016 from Harold D. Moore, married, recorded February 11, 2016 at Instrument No. 20160211-0013245, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at **4603-B Illinois Avenue, Nashville, TN 37209.**

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 18th day of May, 2017.

Jenkins Development Company, LLC

By: _____
Billy Joel Jenkins

Its: Member

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 Billy Joel Jenkins, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is a Member of Jenkins Development Company, LLC, a Tennessee limited liability company, and that as such, he is authorized to execute this instrument on its behalf.

Witness my hand and official seal at Nashville, Tennessee, this 18th day of May, 2017.

_____
Notary Public

My Commission Expires: 6/24/2018

D. SHAYNE ADAIR
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Return to:
MAGNOLIA
TITLE & ESCROW
1104 Fatherland Street
NASHVILLE, TN 37206