BILL GARRETT, Davidson County
Trans:T20170043724 DEEDWARR
Recvd: 05/23/17 11:23 2 pgs
Fees:13.00 Taxes:1039.70
20170523-0051117

WARRANTY DEED

VICKI DUTTON STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $281,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th day of May, 2017.

Notary Public

MY COMMISSION EXPIRES: 2/25/20

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 5107 Maryland Way, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Desiree E. Jenkins	F & M BANK	
(NAME)	(NAME)	
4120 Helena Bay Court	50 FRANKLIN ST.	09708010100
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	CLARKSVILLE, TN 37040	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **John C. Sanders and Allison M. Sanders, Husband and Wife**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Desiree E. Jenkins and Barry Jenkins, Wife and Husband** , hereinafter called the GRANTEE(S), 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. 3, on the Plan of Lake Park Section Twelve, of record in Book 8250, Page 804, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to John C. Sanders by Warranty Deed dated 01/13/2009 from The Salvation Army, a Georgia Corporation of record in Instrument 200901300008283, Register's Office for Davidson County, Tennessee.
The said Allison M. Sanders joins in this conveyance to waive any and all rights she has in said property.

All matters as set forth per plat at Book 8250, Page 804, said Register's Office. Restrictions of record in Book 10598, Page 511, said Register's Office. Easement of record in Book 11030, Page 898, said Register's Office. Charter of record in Book 4669, Page 746, said Register's Office. Charter of record in Book 9949, Page 538, said Register's Office. This conveyance is subject to any and all existing easements and restrictions of record.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record

unimproved ☐

This is improved ☑ property, known as 4120 Helena Bay Court, Hermitage, TN 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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(S), assigns forever; and we do covenant with the said GRANTEE(S) 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(S), 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 19th day of May, 2017.

John C. Sanders

Allison M. Sanders

State of Tennessee
County of ~~Williamson~~ Wilson

Personally appeared before me John C. Sanders and Allison M. Sanders, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 19th day of May, 2017.

Notary Public

My Commission Expires: 8.14.17

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
5107 Maryland Way
Brentwood, TN 37027