BILL GARRETT, Davidson County
Trans:T20170050805 DEEDWARR
Recvd: 06/14/17 11:37 2 pgs
Fees:13.00 Taxes:688.20

20170614-0059694

This instrument prepared by:
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Nashville, TN 37203
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STATE OF TENNESSEE
COUNTY OF Wilson
The actual consideration or value, whichever is greater, for this transfer is $186,000.00.

Affiant

JODIE D. PELLEY STATE OF TENNESSEE NOTARY PUBLIC WILSON

Subscribed and sworn to before me, this 2 day of June, 2017.

Notary Public
My commission expires: 9/22/2020

| Address of New Owner: | Send Tax Bills to: | Tax Information |
|---|---|---|
| CHRISTIAN D. JENKINS<br>4960 HOPEDALE DRIVE<br>NASHVILLE, TN 37211 | New Owner | 147-12-0024.00 |

## 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, **MARK GARLAND CHANDLER, DEVISEE OF THE ESTATE OF BETTY C. CHANDLER, DECEASED,** hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to **CHRISTIAN D. JENKINS AND MOLLY JENKINS, HUSBAND AND WIFE,** 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. 139 OF BEVERLY HEIGHTS SUBDIVISION, SECTION 1, A PLAT OF WHICH IS OF RECORD IN BOOK 2331, PAGE 26, SAID REGISTER'S OFFICE.

SAID LOT NO. 139 FRONTS 201.27 FEET ON THE EASTERLY SIDE OF HOPEDALE DRIVE, AND RUN BACK BETWEEN LINES, 166.5 FEET ON THE NORTHERLY LINE AND 129.1 FEET ON THE SOUTHERLY LINE, WHICH IS ALONG THE NORTHERLY MARGIN OF HAYWOOD LANE, TO A DEAD LINE IN THE REAR, MEASURING 218.5 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO J.W. CHANDLER AND WIFE, BETTY CHANDLER BY INSTALLMENT DEED FROM SOUTHERN DEVELOPMENT COMPANY, A TENNESSEE CORPORATION DATED JUNE 21, 1955, RECORDED JUNE 21, 1955, IN BOOK 2437, PAGE 332, DAVIDSON COUNTY REGISTER'S OFFICE.

J.W. CHANDLER DIED NOVEMBER 23, 2003 LEAVING BETTY C. CHANDLER AS SURVIVING TENANT BY THE ENTIRETY. BETTY C. CHANDLER DIED ON FEBRUARY 28, 2016 LEAVING A LAST WILL AND TESTAMENT FILED FOR PROBATE IN DOCKET NO. 16P560, PROBATE COURT FOR DAVIDSON COUNTY, TENNESSEE. PURSUANT TO THE TERMS OF SAID WILL, SUBJECT PROPERTY WAS DEVISED TO MARK GARLAND CHANDLER. SEE ALSO AFFIDAVIT OF INHERITANCE OF REAL ESTATE IN INSTRUMENT NO. 20170203-0011694, DAVIDSON COUNTY REGISTER OF DEEDS.

This property is unimproved property known as 4960 Hopedale Drive, Nashville, TN 37211.

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. Grantor covenants with Grantees that Grantor is 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. Grantor does further covenant and bind himself, his 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 30th day of May, 2017.

Mark Garland Chandler

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand in NASHVILLE, TENNESSEE, this 1st day of June, 2017.

BRIAN PAYNE, Notary Public

My Commission expires: 11/04/18

(seal) BRIAN PAYNE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY