WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170053854 DEEDWARR
Recvd: 06/23/17 10:01 2 pgs
Fees:13.00 Taxes:1591.00
20170623-0063255

KRISTEN RADCLIFFE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2020

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $230,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of June, 2017.

Notary Public

MY COMMISSION EXPIRES: 7-6-2020

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Wendy Dyes	Peoples Home Equity	06308022200
(NAME)	(NAME)	
1621 Stokley Lane	5205 Maryland Way, Ste 100	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Brentwood, TN 37027	
(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, **Jeffrey A. Jenkins, Trustee for the Jeffrey A. Jenkins Revocable Living Trust Agreement dated March 4, 2015, as to a twenty-seven percent (27%) interest and Dennis A. Jenkins and Gloria L. Jenkins, husband and wife, as to a 73% interest as tenant in common interest**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Wendy Dyes, unmarried woman**, hereinafter called the GRANTEE (S), her heirs and/or 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 all of Lot No. 108 on the Plan of Phase One, Cleveland Hall, of record in Plat Book 11700, Page 51, and Surveyor's Certificate of Correction of recorded in Instrument No. 19991209-0301348, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Jeffrey A. Jenkins, Trustee, Jeffrey A. Jenkins Revocable Living Trust Agreement dated March 4, 2015, shall own a twenty-seven percent (27%) Tenant in Common interest and Dennis A. Jenkins and Gloria L. Jenkins, husband and wife, shall own a seventy-three percent (73%), Tenant in Common interest, by Quit Claim Deed from Jeffrey A. Jenkins, dated 03/04/2015, recorded 03/10/2015 of record in Instrument No. 20150310-0020285, in the Register's Office for Davidson County, Tennessee. Scrivener's Affidavit correcting the legal description of record in Instrument No. 20131007-0105061, in the Register's Office for Davidson County, Tennessee. Being the same property conveyed to Dennis A. Jenkins and Gloria L. Jenkins, husband and wife, a thirty-eight percent (38%) interest by Quit Claim Deed from Jeffrey A. Jenkins, unmarried, dated 02/05/2015, recorded 02/19/2015 of record in Instrument No. 20150219-0014237, in the Register's Office for Davidson County, Tennessee. Being the same property conveyed to Jeffrey A. Jenkins, unmarried, a fifteen percent (15%) Tenant in Common interest by Quit Claim Deed from Dennis A. Jenkins and Gloria L. Jenkins, husband and wife, dated 10/14/2014, recorded 10/23/2014 of record in Instrument No. 20141023-0097989, in the Register's Office for Davidson County, Tennessee. Being the same property conveyed to Jeffrey A. Jenkins, unmarried and Dennis A. Jenkins and Gloria L. Jenkins, husband and wife, by Warranty Deed from William Ray Adcock and Elecia Ann Adcock, dated N/A, recorded 09/27/2013 of record in Instrument No. 20130927-0101926, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to: All matters shown on the plat of record in Plat Book 11700, Page 51 and Surveyor's Certificate of Correction of recorded in Instrument No. 19991209-0301348; Covenants, conditions, easements and restrictions of record in Book 11725, Page 76, Amendment to Declaration of record in Instrument No. 20050307-0024504, Instrument No. 20051202-0144894, Amendments to Declaration and ByLaws of record in Instrument No. 20071220-0146113, Instrument No. 20081014-0103112; Easement of record in Book 7844, Page 249, Book 7994, Page 167, Book 7994, Page 173, Book 11720, Page 325; Easements for Public Utilities, Drainage and Detention of record in Book 7844, Page 262; Easement for Drainage and Construction of record in Book 7844, Page 268; Easement for Public Utilities and Drainage of record in Book 7844, Page 272; Easement contained in Warranty Deed of record in Book 7994, Page 182; Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 8006, Page 677; Deed of Highway Easement of record in Book 8068, Page 524; Charter of Cleveland Hall Homeowners Association, Inc., of record in Book 11725, Page 70; Warranty Deed of record in Instrument No. 20130816-0086466, in the Register's Office for Davidson County, Tennessee.

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 1621 Stokley Lane, Old Hickory, TN 37138
(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), her heirs and/or 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), her heirs and/or 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 15th day of June, 2017.

JEFFREY A. JENKINS REVOCABLE LIVING TRUST AGREEMENT DATED MARCH 4, 2015

Jeffrey A. Jenkins, Trustee

Gloria L. Jenkins

Dennis A. Jenkins

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jeffrey A. Jenkins with whom I am personally acquainted and who proved himself to be the Trustee of the Jeffrey A. Jenkins Revocable Living Trust Agreement dated March 4, 2015, the bargainor, and who, being authorized to do so, acknowledged he executed the foregoing instrument for the purposes therein contained.
Witness my hand and Official seal this 15th day of June, 2017.

Notary Public
My Commission Expires: 3/19/19

Sheila McCord STATE OF TENNESSEE NOTARY PUBLIC Sumner County

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Dennis A. Jenkins and Gloria L. Jenkins, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 15th day of June, 2017.

Notary Public
My Commission Expires: 3/19/19

Sheila McCord STATE OF TENNESSEE NOTARY PUBLIC Sumner County

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122