WARRANTY DEED

RECORD & RETURN TO:
Midtown Title of Murfreesboro
1639 Medical Center Pkwy., Ste. 101
Murfreesboro, TN 37129
File No.: m176505

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $500,000.00

P Miller
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF JUNE, 2017

Rachel Odom
Notary Public

MY COMMISSION EXPIRES: 5-19-2020
(AFFIX SEAL)

BILL GARRETT, Davidson County
Trans: T20170056576 DEEDWARR
Recvd: 07/03/17 10:02 2 pgs
Fees: 13.00 Taxes: 1850.00
20170703-0066581

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc.
120 Anderson Lane, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.
Leah Ashley Quinton and Brennon I. Gomm	SecurityNational Mortgage Company	63-254
(NAME)	(NAME)	
1835 Hudson Road	5300 South 360 West, Suite 150	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Murray, UT 84123	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20171452

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **I, JOE JENKINS, MARRIED**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **LEAH ASHLEY QUINTON AND BRENNON I. GOMM, WIFE AND HUSBAND**, hereinafter called the GRANTEES, their heirs 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 described according to an unrecorded survey by Tommy E. Walker, RLS, P.O. Box 495, Ridgetop, TN 37152, License No. 1465, dated November 28, 1999, as follows:

Beginning at an iron pin, said pin being located on the easterly margin of Hudson Road, said point being the southwesterly corner of property being owned by Bette Jo Reding and William Manning, Deed Book 11489, page 361, Register's Office for Davidson County, Tennessee, and the most northwesterly corner of this tract, said point of beginning; thence leaving the easterly margin of Hudson Road N 87 degrees 10' 00" E, 561.10 feet to an iron pin; thence S 87 degrees 26' 00" E, 971.00 feet to an iron pin; thence S 01 degrees 15' 49" West, 159.37 feet to an iron pin; thence N 87 degrees 15' 00" W 1469.74 feet to an iron pin located on the easterly margin of Hudson Road N 29 degrees 23' 00" W, 120.00 feet to the point of beginning, containing 5.102 acres, more or less.

Being the same property conveyed to Joe Jenkins by deed from Alan K. Gouge and wife, Mindy Lee Gouge, dated June 2, 2014, of record in Instrument No. 20140605-0048800, Register's Office for Davidson County, Tennessee.

The subject property is not the principal or marital residence of the grantor's spouse, or dependents, as defined by statute.

Unimproved ☐

This is improved ☒ property, known as 1835 Hudson Road, Madison, TN 37115
(House No.) (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 GRANTEES, their heirs and assigns forever; and I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness our hands this 28th day of June, 2017

Joe Jenkins

PATRICK MOORE
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
4-24-18
COUNTY OF SUMNER

STATE OF TENNESSEE)
COUNTY OF SUMNER)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Joe Jenkins, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28th of June, 2017.

Notary Public
My Commission Expires: