WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170057177 DEEDWARR
Recvd: 07/05/17 12:09 2 pgs
Fees:13.00 Taxes:1883.30
20170705-0067377

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $509,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF JUNE, 2017.

Notary Public

MY COMMISSION EXPIRES: 11-

(AFFIX SEAL)

KENNETH W. BALLEW NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
West End Title & Escrow, LLC, 2323 21st Avenue, S., Ste. 502, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Derick Nelson Jenkins	First Tennessee Bank National Association	146-14-0-004.00
(NAME)	(NAME)	
806 Forest Acres Drive	511 Union St	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37220	Nashville TN 37219	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, JOHN A. GRUNKE AND MARGARET A. GRUNKE, HUSBAND AND WIFE, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO DERICK NELSON JENKINS AND LIVIA JENKINS, HUSBAND AND WIFE, 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 Lot(s) 2, as shown on the map entitled the Plan of Section One, Forest Acres Subdivision, of record in Plat Book 1130, page 104, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to JOHN A. GRUNKE AND MARGARET A. GRUNKE, HUSBAND AND WIFE, by deed from VICTORIA K. MCBRIDE A/K/A VICTORIA M. KILLIAN, of record in Instrument No. 20120501-0037184, dated April 27, 2012, said Register's Office.

This conveyance is subject to: 2017 property taxes which are a lien, but not yet due and payable; all matters as shown on the map entitled the Plan of Section One, Forest Acres Subdivision, of record in Plat Book 1130, page 104, Register's Office for said county; and any and all restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as 806 Forest Acres Drive, Nashville, TN 37220

(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 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 our hands this 30th day of June, 2017

John A. Grunke
By: Paul F. Soper, his attorney-in-fact

Margaret A. Grunke
By: Paul F. Soper, her attorney-in-fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Paul F. Soper, to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument on behalf of John A. Grunke and Margaret A. Grunke, as their duly appointed attorney in fact, and acknowledged that he executed the same as the free act and deed of the said John A. Grunke and Margaret A. Grunke.

Witness my hand and official seal at Nashville, this 30th day of June, 2017.

Notary Public

My Commission Expires: 11/6/17

TRICIA BALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.