WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $165,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF AUGUST, 2017.

Notary Public

MY COMMISSION EXPIRES: _____ (AFFIX SEAL)

KARA L. WALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 6-18-2018

W-CB-17-212

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Victor Todd Jenkins and Lauren Michelle Jenkins	Victor Todd Jenkins + Lauren Michelle Jenkins	
(NAME)	(NAME)	**054-13-0-065.00**
212 Brandywine Drive	1016 Bellwood Dr.	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Mt Juliet TN 37122	
(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 consideration, the receipt of which is hereby acknowledged, **GERRY J. HUFFINE, AN UNMARRIED WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **VICTOR TODD JENKINS AND LAUREN MICHELLE JENKINS, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 19 on the Plan of Brandywine Farms, Section 1 of record in Plat Book 3600, Page 79 and 80, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a part of the same property conveyed to Billy F. Huffine and wife, Gerry J. Huffine by Warranty Deed from J.R. Coarsey, Trustee of record in Book 3821, page 159, Register's Office for Davidson County, Tennessee, dated October 12, 1964 and recorded on October 12, 1964. The said Billy F. Huffine died on September 8, 2015 leaving the said Gerry J. Huffine as sole heir by tenants by the entirety.

This conveyance is subject to:
- Taxes for the year 2017.
- All matters shown on the Plan of record in Plat Book 3600, Page 79 and 80, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 3816, Page 544, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **212 Brandywine Drive, Old Hickory, Tennessee 37138**.

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), their heirs and 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), 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.

BILL GARRETT, Davidson County
Trans:T20170072173 DEEDWARR
Recvd: 08/21/17 09:14 2 pgs
Fees:13.00 Taxes:610.50
20170821-0085455

Witness my/our hand(s) this the 7th DAY OF AUGUST, 2017.

Gerry J. Huffine

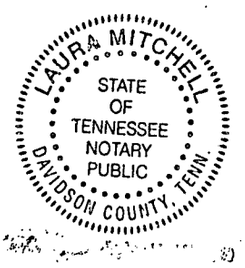
Gerry J. Huffine

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, GERRY J. HUFFINE, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 7th of August, 2017.

Notary Public
My Commission Expires: 3/6/18
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212