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Prepared by:

Steltemeier and Westbrook, PLLC
3326 Aspen Grove Drive, Suite 604
Franklin, Tennessee 37067

Bill Garrett Davidson County
Batch# 516 DEEDWARR
09/13/2017 10:41:52 AM 2 pgs
Fees: $13.00 Taxes: $777.00

20170913-0093519

17-0429

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $210,000.00.

Patricia Green
Affiant

Subscribed and sworn to before me this 6th day of September, 2017.

D. SHAYNE ADAIR STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public
My Commission Expires: 06/24/18

Address of New Owner:	Send Tax Bills to:	Tax Information:
Jenkins Development Company LLC	Simmons Bank	
P. O. Box 90730	1720 West End Ave Ste 500	083-02-0-267.00
Nashville, TN 37209	Nashville, TN 37203	

WARRANTY DEED

For and in 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, we

Charles L. Dangerfield and wife, Ruthe L. Dangerfield

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Jenkins Development Company, LLC

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

A certain tract or parcel of land in Davidson County, State of Tennessee described as follows to-wit:

Being Lot No. 5 on the Plan of Wheeler Heights as of record in Book 1424, Page 80, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Charles L. Dangerfield and wife, Ruthe L. Dangerfield, by Warranty Deed dated August 31, 1977 from Donald R. Rich, recorded September 1, 1977 in Book 5191, Page 702, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at **414 Scott Avenue, Nashville, TN 37206.**

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 6th day of September, 2017.

Charles L. Dangerfield

Ruthe L. Dangerfield

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named **Charles L. Dangerfield and Ruthe L. Dangerfield**, the bargainor(s), with whom I am personally acquainted, and who acknowledged that the within instrument was executed for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 30th day of August, 2017.

D. SHAYNE ADAIR
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

D. Shayne Adair, Notary Public
State of Tennessee at Large
My Commission Expires: 06/24/18