WARRANTY DEED

Bill Garrett Davidson County
Batch# 15045 DEEDWARR
10/18/2017 02:28:30 PM 3 pgs
Fees: $18.00 Taxes: $999.00
20171018-0106828

MST 2017-1196

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $270,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16 DAY OF OCTOBER, 2017

Notary Public

MY COMMISSION EXPIRES: 5-27-2019 (AFFIX SEAL)

Amelia Swanson Notary Public State of Tennessee Williamson County

THIS INSTRUMENT WAS PREPARED BY:
James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brian W. Jenkins	Brian W. Jenkins	105-01-0B-105.00-CO
(NAME)	(NAME)	
1010 16th Ave. S. #105	7144 Holt Run Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212	Nashville TN 37211	
(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, WE, **Marla Richardson, single woman** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Brian W. Jenkins, single man** 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 Unit No. 105, as shown on the Plan of Ten Ten on the Row, a Horizontal Property Regime, filed as Exhibit B to an established by the Master Deed of record in Instrument No. 20071023-0125441 and amended in Instrument No. 20090224-0015964, Instrument No. 20090507-0041965 and Instrument No. 20090929-0090277, and Instrument No. 20120905-0080264, and amended by Scriveners's Affidavit of record in Instrument No. 20141009-0093659, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in the Master Deed, reference to which hereby made for a more complete and detailed description of the Unit and the Condominium, the rights and obligations of the Declarant and the Unit Owners, and the By-Laws of the Association of Owners. Parking Space No. P-7 is assigned as a Limited Common Element for the exclusive use by the owner of Unit 105.

Being the same property conveyed to Sunny Meadows, LLC by Quitclaim deed from Witherspoon Investments, LTD of record in Instrument No. 20121115-0105292 Register's Office for Davidson County, Tennessee, dated November 05, 2012 and recorded on November 15, 2012. (Value of consideration shown in aforementioned deed $0.00.)

Being the same property conveyed to Marla Richardson by Warranty deed from Sunny Meadows, LLC, a limited liability company of record in Instrument No. 20161004-00104421 Register's Office for Davidson County, Tennessee, dated September 29, 2016 and recorded on October 04, 2016. (Value of consideration shown in aforementioned deed $215,000.00.) Being also known as 1010 16th Ave. S. #105 Nashville, Tennessee 37212.

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable, ALTA 8.1 and 9 Endorsement will be added to the Mortgage Loan Policy. Taxes for the year 2017, a lien not yet due and payable. Subject to all matters shown on the Plan of record in Plat Book 57, Page 31, Register's Office for Davidson County, Tennessee. The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof and is subject to the By-Laws for the administration thereof; also subject to the easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Ten Ten on the Row of record in Instrument Number 20071023-0125441, amended in Instrument No. 20090224-0015964, Instrument No. 20090507-0041965, Instrument No. 20090929-0090277, Instrument No. 20120905-0080264 and Scrivener's Affidavit recorded in Instrument No. 20141009-0093659, Register's Office for Davidson County, Tennessee. Stormwater Detention Agreement of record in Instrument Number 20051230-0156625, in the Register's Office for Davidson County, Tennessee. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, Water Mains, Pumps and Appurtenances of record in Instrument Number 20051230-0156628, in the Register's Office for Davidson County, Tennessee. Grant of Easement to Comcast of Nashville I, LLC of record in Instrument Number 20090710-0064678, in the Register's Office for Davidson County, Tennessee. Any inclusion of or deficiency in the description of the parking unit, and/or carport, and/or storage unit referred to in the description of the document vesting title to the insured in the land, the failure of said description to adequately identify the location of said parking unit, and/or carport, and/or storage unit, or any claim thereof. Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel. Subject to rights of others in and to the common areas and/or elements.

This property, known as 1010 16th Ave. S. #105, Nashville, TN 37212

(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 my/our hand(s) this _____ DAY OF OCTOBER, 2017.

Marla Richardson

STATE OF Tennessee

COUNTY OF Davidson

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

Witness my hand and official seal, this the 16 day of October, 2017.

Notary Public

My Commission Expires: 5-27-2019

(SEAL

Amelia Swanson State of Tennessee Notary Public Williamson County

True Copy Certification

I, Yvette Meldrum, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature – Yvette Meldrum

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Yvette Meldrum who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-27-2019

Amelia Swanson State of Tennessee Notary Public Williamson County