Bill Garrett Davidson County
Batch# 43117 DEEDWARR
01/02/2018 10:04:53 AM 2 pgs
Fees: $13.00 Taxes: $806.60

20180102-0000165

WARRANTY DEED

STATE OF Tennessee

COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $218,000.00 .

Affiant

KEVIN TRACY WILLIAMS NOTARY PUBLIC AT LARGE SUMNER COUNTY

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 22nd DAY OF December, 2017.

(Affix Seal)

Notary Public

My Commission Expires: 07/21/2020

JENKINS-H17413

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
PROPERTY TITLE SERVICES, LLC
131 Indian Lake Road, Suite 208
Hendersonville, TN 37075 (615-264-8727)

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Alexandria S. Jenkins	Reliant Bank	021.00-0-254/021.00-0-147
3717 Old Clarksville Pike	1736 Carothers Parkway	
Joelton, TN 37080	Brentwood, TN 37027	

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, I/we, CYNTHIA WALKER, a single woman, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto ALEXANDRIA S. JENKINS, hereinafter called the Grantee(s), their heirs 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 1, as shown on the map entitled J.L. Reeder Property, of record as Plat Book 5060, Page 11, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Land in Davidson County, Tennessee, being Lot 2, as shown on the map entitled J.L. Reeder Property, of record as Instrument No. 20111219-0098670, 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 Cynthia Walker by deed from Ronald Lewis Reeder of record at Instrument No. 201211090103554, recorded on 11/09/2012, Register's Office for Davidson County, Tennessee.

This improved property is known at 3715 and 3717 Old Clarksville Pike, Joelton, TN 37080.

( ) unimproved
This is (X) improved property known as 3715 & 3717 Old Clarksville Pike, Joelton, Tennessee 37080 .

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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, 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 22nd day of December, 2017 :

Cynthia Walker

Cynthia Walker

STATE OF Tennessee

COUNTY OF SUMNER

Personally appeared before me, Kevin Tracy Williams, a Notary Public in and for said County and State, the within named CYNTHIA WALKER, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that She executed the within instrument for the purposes therein contained. Witness my hand and official seal at Sumner County, Tennessee, this 22nd day of December, 2017.

Notary Public

My Commission Expires: 07/21/2020

KEVIN TRACY WILLIAMS
NOTARY PUBLIC AT LARGE
SUMNER COUNTY TN