WARRANTY DEED

Bill Garrett Davidson County
Batch# 80774 **DEEDWARR**
04/13/2018 02:36:19 PM 2 pgs
Fees: $13.00 Taxes: $777.00

20180413-0035064

REBECCA SHUKIS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 12/15/2021
COUNTY OF WILLIAMSON

STATE OF TEXAS
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $210,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day of April, 2018.

Notary Public

MY COMMISSION EXPIRES: 12/15/21

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Joey Northern	Franklin Synergy Bank	9503003000
(NAME)	(NAME)	
206 Blue Hills Drive	722 Columbia Ave.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Franklin, TN 37064	
(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 considerations, the receipt of which is hereby acknowledged, we, **Mary L. Jenkins, unmarried**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Matthew P. Nicholson, married.**, hereinafter called the GRANTEE(S), 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 all of Lot No. 109 on the Plan of Merry Oaks, of record in Plat Book 1835, Pages 67 and 68, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Mary L. Jenkins and Charles E. Jenkins, Sr., as tenants in common by Warranty Deed from Howard L. Caughron and wife, Marguerite Caughron dated 05/21/1991, recorded 05/28/1991, of record in Book 8359, Page 741, in the Register's Office for Davidson County, Tennessee.

The said Charles E. Jenkins, Sr., died testate on 12/15/2007, devising subject property to "Lula Mae Jenkins", a life estate in the real property, in the event of "Lula Mae Jenkins" death the real property shall be distributed to "Mary Jenkins", as evidenced in Affidavit of Heirships (copy of Last Will and Testament attached as Exhibit C) of record Instrument No. 20180202-0010925, Instrument No. 20180202-0010926, Instrument No. 20180202-0010927, Instrument No. 20180202-0010928, Probate Court Clerk's Office for Davidson County, Tennessee. Lula Mae Jenkins died on 03/14/2012, devising subject property to Mary Jenkins.

Subject to all matters shown on the plat of record in Plat Book 1835, Pages 67 and 68, in the Register's Office for Davidson County, Tennessee. Covenants, conditions, easements and restrictions of record in Book 1855, Page 377 and Amendment of record in Book 1876, Page 264, in the Register's Office for Davidson County, Tennessee, together with all amendments thereto, which may provide for association dues, fees and/or assessments, in addition to any easements, reservations, covenants, building set back requirements, option to purchase, right of first refusal and any special assessments which may come due but omitting any such covenant or restriction based on race, color, religion, sex, familial status or national origin.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 206 Blue Hills Drive, Nashville, TN 37214
(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 GRANTEE(S), 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), 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 hand this 7 day of April, 2018.

Mary L. Jenkins

State of TEXAS
County of Dallas

Personally appeared before me Mary L. Jenkins, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 7 day of April, 2018.

Notary Public Shatema A Bennette
My Commission Expires: 08-21-2018

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122

Shatema A. Bennette
Notary Public,
State of Texas
Expires:08-21-2018