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Prepared by:

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

Bill Garrett Davidson County
Batch# 87505 DEEDWARR
05/02/2018 12:59:48 PM 2 pgs
Fees: $13.00 Taxes: $555.00

20180502-0041792

18-0157

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $150,000.00.

Affiant

Subscribed and sworn to before me this 25th day of April, 2018.

Notary Public
My Commission Expires: 6/24/2018

D. SHAYNE ADAIR
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Address of New Owner:	Send Tax Bills to:	Tax Information:
Jenkins Development Company, LLC	Simmons Bank	
5219 Illinois Avenue	1720 West End Ave Ste 500	091-11-0-388.00
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

Michael Allison, unmarried

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

Jenkins Development Company LLC, a Tennessee limited liability company

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

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Final Subdivision Plan of West Nashville No. 1 of record in Plat at Instrument No. 20030328-0041020, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

A tract of land fronting 50 feet on the Northerly side of Illinois Avenue extending back between parallel lines 150 feet, more or less, to an alley and being the Easterly one-half of 53rd Avenue North abandoned by the Metro Government of Nashville, Davidson County, Tennessee, Bill No. 75-1262, as passed by the Metropolitan Council on third reading, June 3, 1975, and approved by the Mayor of Metropolitan Nashville on June 13, 1975.

Being a portion of the same property conveyed to Michael Allison by Warranty deed from Carl R. Johnson, unmarried and Margaret M. Johnson, unmarried and Carla Michelle Johnson Hedgecoth, unmarried, as tenants in common with right of survivorship of record in Instrument No. 20170502-0043076 Register's Office for Davidson County, Tennessee, dated April 03, 2017 and recorded on May 02, 2017.

This is improved property located at **5216 Illinois Avenue, Nashville, TN 37209.**

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 25th day of April, 2018.

Michael Allison

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named **Michael Allison**, 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 Nashville, Tennessee, this 25th day of April, 2018.

D. SHAYNE ADAIR
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

D. Shayne Adair, Notary Public

My Commission Expires: 6/24/18