This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203

File Number: 1-18-2098

Bill Garrett Davidson County
Batch# 104701 **DEEDWARR**
06/14/2018 12:47:46 PM 2 pgs
Fees: $13.00 Taxes: $721.50

20180614-0057283

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $195,000.00

Amy Dieterle
Affiant

Subscribed and sworn to before me, this the 13th day of June, 2018

RENNA ANN WALTERS
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

K Walters
Notary Public
My Commission Expires: 8.17.19

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Charles Kalani Kahahawai II 5240 Village Way Nashville, TN 37211	New Owner	161110E01100CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Anthony Jenkins and Bobbie Jo Beach, husband and wife**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Charles Kalani Kahahawai II, single man**, hereinafter called the Grantee(s), his/her/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 Lot No. 16 on the Plan of Villages of Brentwood, Phase VIII, Section II, of record in Plat Book 6200, Page 769, amended in 7900, Page 57, said Register's Office, to which reference is hereby made for a more complete description.

Being the same property conveyed to Anthony Jenkins, unmarried by Warranty Deed from Michael Head, unmarried, recorded on the 11th day of June, 2015 in Instrument No. 20150611-0055337, in the Register's Office of Davidson County, Tennessee.

Bobbie Jo Beach, joins in the execution of this instrument to convey any and all martial rights she may have in said property.

This is ☒ improved or ☐ unimproved property located at: **5240 Village Way, Nashville, TN 37211.**

This conveyance is made subject to 1) Property taxes for the year 2018 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 13th day of June, 2018.

GRANTOR:

Anthony Jenkins

Bobbie Jo Beach

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Anthony Jenkins and Bobbie Jo Beach, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 13th day of June, 2018.

CHRISTOPHER BUCKLEY BUTLER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON CO.

Notary Public
My Commission expires: 9-20-21

Return To:

MAGNOLIA
TITLE & ESCROW

1104 Fatherland Street
NASHVILLE, TN 37206