This Instrument Prepared by & Return to:
Homestead Title & Escrow, LLC
405 Two Mile Pike, Suite F
Goodlettsville, TN 37072

Bill Garrett Davidson County
Batch# 115837 DEEDWARR
07/12/2018 03:55:30 PM 3 pgs
Fees: $18.00 Taxes: $758.13
20180712-0067749

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Kenneth Jenkins and Katherine Hatfield 1008 Horseshoe Dr Nashville, TN 37216	JP Morgan Chase Bank, NA P.O. Box 24696 Columbus, OH 43224-0696	061100-17300

THIS INDENTURE, made this 12th day of July, 2018 between

Bryant Hyland Fuqua and wife, LaVerne H. Fuqua

of DavidsonCounty, Tennessee, hereinafter referred to as **Grantor**, and

Kenneth Jenkins and Katherine Hatfield, husband and wife

of Davidson County Tennessee, hereinafter referred to as **Grantee.**

WITNESSETH: that said Grantor, for and in consideration of the sum of ONE AND 00/100 DOLLAR ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto the said Grantee the following described premises situated in Davidson County, Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 5 on the Plan of Locust Grove Estates, as of record in Book 1424, Page 11, Register's Office for said County. Said Lot No. 5 fronts 60 feet on the North side of Horseshoe Drive, and runs back between parallel lines 175 feet to a dead line.

Being the same property conveyed to Bryant Hyland Fuqua and wife, LaVerne H. Fuqua by Warranty Deed dated 11/7/56 from Verlin Claude Miles and wife, Florence Coble Miles of record in Book 2600, Page 371, Register's Office for Davidson County, Tennessee.

This is (X) improved ( ) unimproved property known as: 1008 Horseshoe Dr, Nashville, TN 37216.

THIS CONVEYANCE is made subject to restrictive covenants, easements, and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate, title, and interest thereunto belonging unto the said Grantee, his/her heirs and assigns forever.

And said Grantor does hereby covenant with said Grantee, that Grantor is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except the 2018 real property taxes which are to be prorated between the parties and which Grantee assumes and agrees to pay, and

that Grantor will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said Grantor hereunder sets his/her hand and seal the day and year first above written.

Bryant Hyland Fuqua

Bryant Hyland Fuqua

LaVerne H. Fuqua

LaVerne H. Fuqua

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Bryant Hyland Fuqua and LaVerne H. Fuqua, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office in Goodlettsville, Tennessee on this the 12th day of July, 2018.

Karen B. Heavener

Notary Public

My Commission Expires: 7/8/19

Karen B. Heavener
State of Tennessee Notary Public
Davidson County

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $204,900.00.

Sharon J Spurlin

Affiant

Sworn to and subscribed before me, this 12th day of July, 2018.

Karen B. Heavener

Notary Public

My Commission Expires: 7/8/19

Karen B. Heavener
State of Tennessee Notary Public
Davidson County

True Copy Certification

I, Mitchell A. Watts, 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.

Mitchell A Watts

Signature

State of Tennessee

County of Davidson

Personally appeared before me, W. Reid Solomon, a notary public for this county and state, Mitchell A. Watts who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

WRS

Notary's Signature

My Commission Expires: 5-27-19
Notary' Seal (if on paper)

