WARRANTY DEED

Bill Garrett Davidson County
atch# 122621 DEEDWARR
/31/2018 11:08:58 AM 2 pgs
ees: $13.00 Taxes: $888.00

20180731-0074572

D. SHAYNE ADAIR
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $240,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 23rd DAY OF July, 2018.

Notary Public

MY COMMISSION EXPIRES: 6/12/2022

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jenkins Development Company, LLC, a Tennessee limited liability company	owner at owner's address	
(NAME)	(NAME)	
174 Saundersville Road, Suite 301		08302026400
(ADDRESS)	(ADDRESS)	
Hendersonville, TN 37075		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Helen M. Kidd, Personal Representative, of The Estate of Lou Ella Lancaster Seventh Circuit Court for Davidson County, TN Docket No. 17P1623, Helen McClain Kidd (individually), Bobbie Davis, Lula Mai McClain, and Sandra McClain Cason,**. HEREINAFTER CALLED THE GRANTOR(S), 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 GRANTEE, ITS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 2 on the Map of Wheeler Heights, as of record in Book 1424, Page 80, Register's Office for Davidson County, Tennessee.

Said Lot No. 2 fronts 60 feet on the easterly side of Scott Avenue and runs back between parallel lines, 185 feet to a dead line.

Being the same property conveyed to Lou Ella McClain by virtue of Warranty Deed dated July 18, 1975, of record at Book 4934, Page 292 in the Register's Office of Davidson County, Tennessee. Lou Ella McClain having since died testate Septmeber 11, 2017 and her will has been probated in the Seventh Circuit Court for Davidson County, Tennessee at Docket No. 17P1623.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 408 Scott Ave Nashville, TN 37206
(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 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 my hand this 23rd day of July, 2018.

The Estate of Lou Ella Lancaster

By: Helen M. Kidd
Helen M Kidd, Personal Representative

Helen McClain Kidd
Helen McClain Kidd

Bobbie Davis By Helen Kidd Attorney In Fact

Bobbie Davis, By Helen Kidd, Attorney In Fact

Lula Mai McClain
Lula Mai McClain

Sandra McClain Cason
Sandra McClain Cason

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Helen M Kidd, Personal Representative, Helen McClain Kidd, individually, Lula Mai McCLain, Sandra McClain Cason** , with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 23rd day of July, 2018.

Notary Public

My Commission Expires: 7-5-2021

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Memorie White, a Notary Public, in and for said State and County, Helen Kidd, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument as Attorney-in-Fact in behalf of Bobbie Davis and acknowledged that she executed the same as the free act and deed of the said Bobbie Davis.

WITNESS my hand and official seal at office this 23rd day of July, 2018.

Notary Public

My Commission Expires: 7-5-2021

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY