Prepared by:

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

Karen Y Johnson Davidson County
Batch# 140194 DEEDWARR
09/12/2018 11:01:50 AM 2 pgs
Fees: $13.00 Taxes: $1,387.50

20180912-0090493

D. SHAYNE ADAIR
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

18-0441

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $375,000.00.

Affiant

Subscribed and sworn to before me this 6th day of September, 2018.

Notary Public
My Commission Expires: 6/23/2022

Address of New Owner:	Send Tax Bills to:	Tax Information:
Jenkins Development Company	Simmons Bank	
174 Saudersville Rd Suite 301	1720 West End Ave Ste 500	104-01-0-175.00
Hendersonville, TN 37075	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

Gary T. Keith, a married man

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. 75 on the Plan of the West End Annex, of record in Plat Book 332, Page 61, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 75 fronts 76.5 feet on the northerly side of Nebraska Avenue, formerly 8th Street, and runs back between parallel lines with the westerly margin of 40th Avenue North 158.3 feet to an alley in the rear.

Being the same property conveyed to Gary T. Keith by Warranty Deed from Eston P. Miller and wife, Clara Mai Miller, of record in Book 7034, Page 641, Register's Office for Davidson County, Tennessee, dated October 31, 1986 and recorded on November 07, 1986.

Being also known as 4000 Nebraska Ave., Nashville, Tennessee 37209

The Subject property is neither the principal residence of Grantor nor his spouse nor any dependent.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at **4000 Nebraska Ave., 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 6th day of September, 2018.

Gary T. Keith

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named **Gary T. Keith**, 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 Franklin, Tennessee, this 6th day of September, 2018.



D. Shayne Adair, Notary Public

My Commission Expires: 6/13/2022