(1)

Prepared by:

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

Karen Y Johnson Davidson County
Batch# 147899 DEEDWARR
10/02/2018 10:22:52 AM 2 pgs
Fees: $13.00 Taxes: $1,587.30

20181002-0097590

D. SHAYNE ADAIR
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $429,000.00.

Affiant

Subscribed and sworn to before me this 28th day of September, 2018.

Notary Public

My Commission Expires: 6/13/2018

18-0368

Address of New Owner:	Send Tax Bills to:	Tax Information:
Tara M. Ladd	Synovus Bank	
5427 Kentucky Avenue	1033 Demonbreun Street, #200	091-06-4L-002.00-CO
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

Jenkins Development Company, LLC, a Tennessee limited liability company,

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

Tara M. Ladd and Brooke K. Schiferle, spouses, married to each other,

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

A certain unit located in Davidson County, Tennessee, being Unit No. 5501D of 5501 Kentucky Avenue, a Horizontal Property Regime With Private Elements, established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Declaration of Covenants, Conditions and Restrictions establishing 5501 Kentucky Avenue, a Horizontal Property Regime With Private Elements of record in Instrument No. 20180213-0014244, as amended at Instrument No. 20180301-0019349, Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit "A" to said amendment of said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being a portion of the same property conveyed to Jenkins Development Company, LLC, a Tennessee limited liability company by Warranty Deed dated January 30, 2018 from Carbine & Associates, LLC, a Tennessee limited liability company, recorded

February 5, 2018 at Instrument No. 20180205-0011323, Register's Office for Davidson County, Tennessee.

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

This is improved property located at **5427 Kentucky 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 28th day of September, 2018.

Jenkins Development Company, LLC

By: _____
Billy Joel Jenkins
Its: Member

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 Billy Joel Jenkins, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is a Member of Jenkins Development Company, LLC, a Tennessee limited liability company, and that as such, he is authorized to execute this instrument on its behalf.

Witness my hand and official seal at Nashville, Tennessee, this 28th day of September, 2018.

_____
Notary Public – S. Shayne Adair

My Commission Expires: 6/13/2022

S. SHAYNE ADAIR
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY