WARRANTY DEED

STATE OF Tennessee
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $320,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11TH DAY OF OCTOBER, 2018.

Notary Public

MY COMMISSION EXPIRES: 10-12-19
(AFFIX SEAL)

Jon Perry
State of Tennessee
Notary Public
Williamson County

Karen Y Johnson Davidson County
Batch# 150879 DEEDWARR
10/11/2018 03:00:30 PM 3 pgs
Fees: $18.00 Taxes: $1,184.00
20181011-0101048

THIS INSTRUMENT WAS PREPARED BY
Laura Perry, Homeland Title, LLC, 1896 General George Patton Drive, Suite 200, Franklin, TN 37067

File No.: HTF18-091267

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Miriam Houison	Miriam Houison	
(NAME) 1612 Roundhill Drive	(NAME) 1612 Roundhill Drive	172-12-0B-090.00-CO
(ADDRESS) Nashville, TN 37211	(ADDRESS) Nashville, TN 37211	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Three Hundred Twenty Thousand And No/100 Dollars ($320,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, TYLER JENKINS AND LESLIE JENKINS, HUSBAND AND WIFE, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MIRIAM HOUISON, MARRIED, HEREINAFTER CALLED THE GRANTEES, 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. 399 on the Plan of Section Six, Bradford Hills of record in Plat Book 7900, Page 6 and Book 7900, Page 290, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Charles Zachary Dylan Steele and Lindy Marie Steele, husband and wife by Warranty deed from Manuel A. Casillas, Jr., and wife, Kendall Coleman Casillas of record in Instrument No. 20091005-0092460 Register's Office for Davidson County, Tennessee, dated September 22, 2009 and recorded on October 05, 2009.

Being the same property conveyed to Tyler Jenkins and Leslie Jenkins, husband and wife by Warranty deed from Charles Zachary Dylan Steele and Lindy Marie Steele, husband and wife of record in Instrument No. 20170531-0054009 Register's Office for Davidson County, Tennessee, dated May 30,2017 and recorded on May 31, 2017.

unimproved ☐
This is improved ☒ property, known as 1612 Roundhill Drive, Nashville, TN 37211
(House No.) (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.

THIS CONVEYANCE is made subject to all zoning ordinances, easements, and restrictions of record insofar as the same may lawfully affect the above-described property.

Witness Tyler Jenkins and Leslie Jenkins, husband and wife this 11th day of October, 2018.

Tyler Jenkins

Leslie Jenkins

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this the 11th day of October, 2018, before me personally appeared Tyler Jenkins and Leslie Jenkins, husband and wife, to me this day and acknowledged and executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 11th day of October, 2018.

Notary Public

My Commission Expires: 10-12-19

(SEAL)

Jon Perry
State of Tennessee Notary Public
Williamson County

True Copy Certification

I, Jamie Ivey, 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 therewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Jamie Ivey
Signature

State of Tennessee
County of Williamson

Personally appeared before me, William S. Corley, a notary public for this county and state, Jamie Ivey, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

WSC
Notary's Signature

My Commission Expires: 06/29/2021

