WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $330,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF FEBRUARY, 2019.

Notary Public

MY COMMISSION EXPIRES:

KAYLA E LODGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2020

G-BR-19-2301

Karen Johnson Davidson County
Batch# 191689 **DEEDWARR**
02/05/2019 09:13:18 AM 2 pgs
Fees: $13.00 Taxes: $1,221.00

20190205-0010749

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Richard deJesus	**Hometown Lenders, INC**	
(NAME)	(NAME)	**173-09-0A-583.00-CO**
2301 Alteras Dr.	**310 The Bridge Street, 4th Floor, Ste A**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	**Huntsville, AL 35806**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **ROBERT B. JENKINS, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **RICHARD DEJESUS, A SINGLE MAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 557 on the Plan of Section One, Phase Eight Lenox Village of record in Plat at Instrument No. 20060824-0104608, 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 Robert B. Jenkins by Warranty deed from Martin Lambrecht and Laura Lambrecht, husband and wife of record in Instrument No. 20150128-0008044 Register's Office for Davidson County, Tennessee, dated January 23, 2015 and recorded on January 28, 2015.

Margaret Emily Jenkins joins in the execution of this Warranty Deed to convey any and all marital interest she may have to said property.

This conveyance is subject to:
- Taxes for the year 2019 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat at Instrument No. 20060824-0104608, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20020315-0032826, and Supplemental Declaration of Charter, Easements, Covenants and Restrictions at Instrument No. 20021226-0158458, Instrument No. 20031212-0178492, Instrument No. 20040526-0062220, Instrument No. 20050113-0005133, Instrument No. 20040526-0062221, Instrument No. 20050119-0006853, Instrument No. 20050324-0032209, Instrument No. 20050815-0096405, Instrument No. 20060120-0007914, Instrument No. 20060221-0020352, Instrument No. 20060309-0027423, Instrument No. 20060321-0032383, Instrument No. 20060622-0074677, Instrument No. 20070103-0001284, Instrument No. 20070830-0104306 and Instrument No. 20080326-0030439, Register's Office for Davidson County, Tennessee.
- Charter of Lenox Village Neighborhood Association, Inc. of record at Instrument No. 2002041-20045831, in the aforesaid Register's Office.
- Storm Water Detention Agreement of record at Instrument No. 20020628-0078164 and Instrument No. 20051213-0149579, in the aforesaid Register's Office.
- Easements of record as Instrument No. 20010918-0100849, Instrument No. 20010918-0100850, Instrument No. 20010918-0100851 and Instrument No. 20010918-0100852, in the Register's Office for Davidson County, Tennessee.
- Master Deed Restrictions of record for Lenox Village at Instrument No. 20020315-0032825, in the aforesaid Register's Office.
- Supplemental Master Deed Restrictions of record at Instrument No. 20021226-015459, Instrument No. 20060120-0007913, Instrument No. 20060321-0032382 and 20080326-0030449, in the aforesaid Register's Office.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2301 Alteras Dr., Nashville, Tennessee 37211**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 1st DAY OF FEBRUARY, 2019.

Robert B. Jenkins

Margaret Emily Jenkins

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ROBERT B. JENKINS AND MARGARET EMILY JENKIINS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 1st of February, 2019.

Notary Public
My Commission Expires: _____
(SEAL)

KATE NYQUIST
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2021

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212