Karen Johnson Davidson County
Batch# 215826 DEEDWARR
04/10/2019 08:43:30 AM 3 pgs
Fees: $18.00 Taxes: $1,165.50
20190410-0032441

WARRANTY DEED

REBECCA SHUKIS NOTARY PUBLIC TENNESSEE My Comm Exp. 12/15/2021 COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $315,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th day of April, 2019

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL) 12/15/21

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 120 Anderson Lane
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Henry D. Keesee, II	New Owner	174-11-OB-031.00CO
(NAME)	(NAME)	
6305 Eli Drive		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20190718

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, Charles Edward Jenkins and Jessica Janine Jenkins, husband and wife**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Henry D. Keesee, II, an unmarried man**, 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. :

Certain real property situate in Davidson County, Tennessee, and described as follows, to-wit

Being Lot No. 31 on the plan of Final Plat of The Grove at Cane Ridge, Phase Three, as shown by plat of record in Instrument No. 20131016-0108127, Register's Office for Davidson County, Tennessee to which record reference is hereby made for a more particular description thereof.

BEING the same property conveyed to Charles Edward Jenkins and Jessica Janine Jenkins, husband and wife, by Warranty Deed from Randall Clemons, Trustee, for Wilson Bank & Trust and Citizens Bank of Lafayette dated December 29, 2014 and filed of record in Instrument No. 20141231-0119077, Register's Office for Davidson County, Tennessee.

RESTRICTIONS:

This conveyance is made subject to restrictions appearing of record in Instrument Nos. 20000905-0087103; 20001204-0119093; 20010815-0088370; 20040319-0031603; 20041102-0131848; 2010526-040558; 20060112-0004819; 20101228-0102708; 20120524-0045182; 20120604-0048269, Register's Office for said County, and to easements, setback lines, notes, and any matters indicated on the aforesaid subdivision plat.

And also to the following easements:

United Telephone Co Easement appearing of record in Instrument No. 20020123-009340 and 20060607-0067535, Register's Office for said County.

Watermains, access road, powerlines and appurtenances easement appearing of record in Book 5078, page 476, Register's Office for said County.

Stormwater detention agreement appearing of record in Instrument No. 20050413-0041341, Register's Office for said County.

Unimproved ☐

This is improved ☒ property, known as 6305 Eli Drive, Antioch, TN 37013
(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 I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 8th day of April, 2019

Charles Edward Jenkins

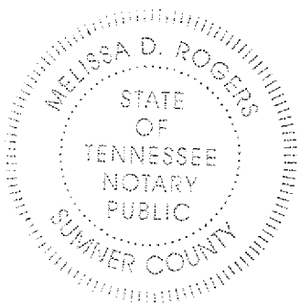
Jessica Janine Jenkins

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Charles Edward Jenkins and Jessica Janine Jenkins, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 8th of April, 2019.

Notary Public
My Commission Expires: 3/23/21



True Copy Certification

I, Marjorie Kaup Haines, 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 herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Marjorie Kaup Haines
Signature

State of TN

County of Williamson

Personally appeared before me, Chris Mule, a notary public for this county and state, Marjorie Kaup Haines who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 1/13/2020
Notary' Seal (if on paper)

CHRIS MULE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY