Karen Johnson Davidson County
Batch# 225731 DEEDWARR
05/03/2019 11:15:01 AM 2 pgs
Fees: $13.00 Taxes: $1,846.30
20190503-0041591

Prepared by:

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $499,000.00.

Affiant

D. SHAYNE ADAIR STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Subscribed and sworn to before me this 1st day of May, 2019.

Notary Public
My Commission Expires: 6/13/2022

19-0135

Address of New Owner:	Send Tax Bills to:	Tax Information:
Hannah Layfield	CapStar Bank	
5218 Illinois Avenue	2002 Richard Jones Road, Suite A300	091-11-0Z-002.00-CO
Nashville, TN 37209	Nashville, TN 37215	

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 GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Nathan Cohee, An unmarried man and Hannah Layfield, an unmarried woman,

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. 5216B of 5216 Illinois 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 5216 Illinois Avenue, A Horizontal Property Regime With Private Elements of record in Instrument Number 20180727-0073477, as Amended in Instrument Number 20190503-0041590 in the 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 "B" to 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 B. J. Jenkins by Quitclaim Deed from H. B. Adams and Lois A. Bland, dated July 20, 2015 and recorded August 17, 2015, recorded at Instrument Number 20150817-0082432, Register's office for Davidson County,

Tennessee. Also see Scrivener's Affidavit of record in Instrument Number 20150922-0096201, in said Register's Office.

Being the same property conveyed to Jenkins Development Company, LLC, a Tennessee limited liability company by Quitclaim Deed from B. J. Jenkins of record in Instrument No. 20151230-0131078 Register's Office for Davidson County, Tennessee, dated December 30, 2015 and recorded on December 30, 2015.

Being also known as 5218 Illinois Avenue Nashville, Tennessee 37209.

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

This is improved property located at **5218 Illinois 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 1st day of May, 2019.

Jenkins Development CO. LLC

BY: _____
Billy Joel Jenkins
Its: Member

STATE OF TENNESSEE
COUNTY OF SUMNER

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 (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is Member of Jenkins Development Company, LLC, a limited liability company, and that he is authorized by Jenkins Development Company, LLC to execute this instrument on its behalf.

Witness my hand and official seal at Hendersonville, Tennessee, this 1st day of May, 2019.



_____
Notary Public

My Commission Expires: June 13, 2022