Karen Johnson Davidson County
Batch# 233009 DEEDWARR
05/21/2019 03:59:30 PM 3 pgs
Fees: $18.00 Taxes: $1,816.70
20190521-0048124

Prepared by:

615 Title, LLC
807 Bradford Avenue
Nashville, Tennessee 37204

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

The actual consideration or value, whichever is greater, for this transfer is $491,000.00.

Affiant

Subscribed and sworn to before me this 20th day of May, 2019.

Notary Public
My Commission Expires: 12/15/21

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

2019-12

Address of New Owner:	Send Tax Bills to:	Tax Information:
Elizabeth Anne Uram		083-02-0S
408 B Scott Avenue	New Owner	002.00-CO
Nashville, TN 37206		

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

Elizabeth Anne Uram, unmarried,

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

Land in Davidson County, Tennessee, being Unit 408B, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for 408 Scott Avenue, a Horizontal Property Regime with Private Elements of record as Instrument No. 20180822-0083264 and being shown on Plat attached thereto as Exhibit "B", 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 a portion of the same property conveyed to Jenkins Development Company, LLC, a Tennessee Limited Liability Company by Warranty deed from Helen M. Kidd, Personal Representative, of The Estate of Lou Ella Lancaster Seventh Circuit Court for Davidson County, TN Docket No. 17P1623, Helen McClain Kidd (individually), Bobbie Davis, Lula Mai McClain, and Sandra McClain Cason of record in Instrument No. 20180731-0074572 Register's Office for Davidson County, Tennessee, dated July 23, 2018 and recorded on July 31, 2018.

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

This is improved property located at **408 B Scott Avenue Nashville, Tennessee 37206.**

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 20th day of May, 2019.

Jenkins Development Company, LLC
a Tennessee limited liability company

By: Brandon Jenkins
Its: Authorized Representative

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named **Brandon Jenkins**, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who, upon oath, acknowledged that the within instrument was executed for the purposes therein contained, and who further acknowledged that he is the Authorized Representative 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 20th day of May, 2019.

KIMBRA SPANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Kimbra Spann, Notary Public
State of Tennessee at Large
My Commission Expires: 2/20/2023

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