Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 265222 DEEDWARR
08/01/2019 11:44:25 AM 2 pgs
Fees: $13.00 Taxes: $1 979.50

20190801-0076078

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE AMOUNT OF CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 535,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of July, 2019.

Notary Public

MY COMMISSION EXPIRES: 05/03/2024

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC ALEXIS MENDL COUNTY OF DAVIDSON

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
LEHMAN TITLE & ESCROW, LLC 1646 WESTGATE CIR, STE 102 BRENTWOOD, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joaquin A. Sanchez and Heather J. Sanchez, husband and wife	New Owner	172-01-0A-147.00-C
(NAME) 317 Fielding Crest	(NAME)	
(ADDRESS) Brentwood, TN 37027	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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,

MARC R. JENKINS AND MARTHA L. JENKINS, HUSBAND AND WIFE,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

JOAQUIN A. SANCHEZ AND HEATHER J. SANCHEZ, HUSBAND AND WIFE,

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. 147 on the Plan of Copperfield, Revised, of record in Plat Book 6900, pages 555-559, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Marc R. Jenkins and spouse, Martha L. Jenkins by Deed dated August 11, 2009 from James R. Greene, unmarried, Cynthia McNutt, married, and Susan Raymond, married, recorded August 14, 2009, in Instrument Number 20090814-0076704, in the Official Records of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This *Improved* property is commonly known as: 317 Fielding Crest, Brentwood, TN 37027

LT&E File #15597

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 my/our hand(s) this 29th day of July, 2019

Marc R. Jenkins

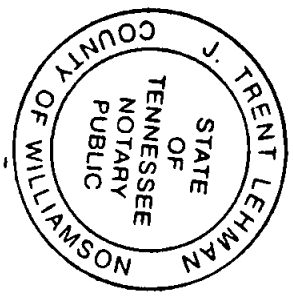
Martha L. Jenkins

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 29th day of July, 2019, before me personally appeared Marc R Jenkins and Martha L Jenkins, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 29th day of July, 2019.

Notary Signature
My commission expires: 11/14/21



LT&E File #15597