This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
John Michael Downs
Angela Dawn Downs
207 Barley Mill Road
Old Hickory, TN 37138

SEND TAX BILL TO:
F & M Bank

Karen Johnson Davidson County
Batch# 275606 **DEEDWARR**
08/23/2019 08:48:25 AM 2 pgs
Fees: $13.00 Taxes: $1,305.73

20190823-0084833

MAP/PARCEL 064-02-0-014.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid by hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Victor Todd Jenkins and wife, Lauren Michelle Jenkins, hereafter called the GRANTORS,** have bargained and sold, and by these presents, do transfer and convey unto **John Michael Downs and wife, Angela Dawn Downs, hereafter called the GRANTEES,** their heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 110 on the Plan of Section 5, Brandywine Farms of record in Plat Book 4175, Page 18, 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 Victor Todd Jenkins and wife, Lauren Michelle Jenkins by Warranty deed from Donald K. Wolfe, unmarried and Courtney Wolfe, unmarried of record in Instrument No. 20190405-0030988 Register's Office for Davidson County, Tennessee, dated April 04, 2019 and recorded on April 05, 2019.

This is improved property known as: **207 Barley Mill Road, Old Hickory, Tennessee 37138**

THIS CONVEYANCE is made subject to all taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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, his/their heirs and assigns, forever; and,

GRANTORS do covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTORS do further covenant and bind themselves, their 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.

Possession to be given 22nd day of August, 2019.

WITNESS MY HAND on this the 22nd day of August, 2019

Victor Todd Jenkins

Lauren Michelle Jenkins

STATE OF TENNESSEE
COUNTY OF Wilson

Personally, appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Victor Todd Jenkins and Lauren Michelle Jenkins,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 22nd day of August, 2019.

NOTARY PUBLIC

CARRIE M. JOHNSTON STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 6/26/22

STATE OF TENNESSEE
COUNTY OF Wilson

The actual value or consideration, whichever is greater, for this transfer is $352,900.00.

AFFIANT

Subscribed and sworn to before me this the 22nd day of August, 2019.

NOTARY PUBLIC

CARRIE M. JOHNSTON STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 6/26/22

File No: 190414