WARRANTY DEED

Karen Johnson Davidson County
Batch# 323102 **DEEDWARR**
12/02/2019 01:26:39 PM 2 pgs
Fees: $13.00 Taxes: $2,109.00

20191202-0123707

R-P-19-947

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $570,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF NOVEMBER, 2019.

Notary Public

MY COMMISSION EXPIRES: 5/3/21

(AFFIX SEAL)

ADAM H JEFFERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-03-2021

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Matthew Lee Alexander and Katie Lynne Vance	**SWBC Mortgage**	
(NAME)	(NAME)	
947 W Greenwood Avenue	**9311 San Pedro Ave., Ste. 100**	**083-01-0-009.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	**San Antonio, TX 78216**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JOSHUA JENKINS AND JULIE JENKINS, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MATTHEW LEE ALEXANDER AND KATIE LYNNE VANCE, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

A Certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being the East 150 feet of Lot No. 24 of Block "A" on the Plan of Tim H. Moore's Subdivision of part of A.W. Johnson and G.P. Smith's Subdivision, as of record in Book 332, Page 107, Register's Office for said County, being also shown as an unnumbered lot marked "Sold" on the Plan of Nashville Trust Co.'s subdivision of the Tim H. Moore Subdivision, as of record in Book 843, Page 79, Register's Office for said County.

Said part of said lot fronts 80 feet on the West side of Laurent Street, formerly Kline Avenue, and runs back between parallel lines, along the North margin of West Greenwood Avenue, 150 feet to a dead line.

Being the same property conveyed to Joshua Jenkins and Julie Jenkins, husband and wife by Warranty deed from James Alexander Carter of record in Instrument No. 20170821-0085622 Register's Office for Davidson County, Tennessee, dated August 18, 2017 and recorded on August 21, 2017.

This conveyance is subject to:
- Taxes for the year 2019 and subsequent years.
- Plan of record in Plat Book 332, Page 107, Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 10006, Page 701, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Public Right-of-Way of record in Instrument Number 20171113-0115918, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **947 W Greenwood 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 27th DAY OF NOVEMBER, 2019.

Joshua Jenkins by Laura Mitchell, Atty-in-fact
Joshua Jenkins by Laura Mitchell as Attorney in Fact

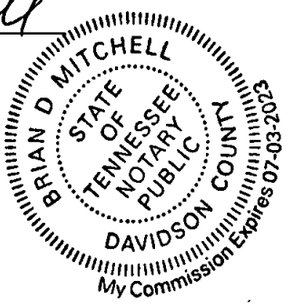
Julie Jenkins by Laura Mitchell, Atty-in-fact
Julie Jenkins by Laura Mitchell as Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LAURA MITCHELL, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of JOSHUA JENKINS AND JULIE JENKINS, and who acknowledged he/she/they executed the same as the free act and deed of the said JOSHUA JENKINS AND JULIE JENKINS.

Witness my hand and official seal, this the 27th of November, 2019.

Brian D. Mitchell
Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212