THIS INSTRUMENT PREPARED BY:
HOFSTETTER & HOFSTETTER, ATTYS
95 White Bridge Road, Suite 505
Nashville, TN 37205

THIS TRANSFER IS EXEMPT FROM REAL ESTATE TRANSFER TAX PURSUANT TO T.C.A. §67-4-409(a)(3)(F).

ADDRESS NEW OWNERS:	**SEND TAX BILL TO:**	**MAP-PARCEL NOS:**
Donney J. Jenkins, Trustee Peggy J. Jenkins, Trustee 115 Lynn Lee Drive Old Hickory, TN 37138	Same	063-04-0 077.00

Karen Johnson Davidson County
Batch# 356797 **DEEDWARR**
02/11/2020 02:54:07 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20200211-0015724

WARRANTY DEED

For and in consideration of the sum of TEN AND 00/100 DOLLARS ($10.00), cash and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Donney J. Jenkins and wife, Peggy J. Jenkins**, hereinafter referred to as Grantors, have bargained and sold, **and by these presents do transfer and convey unto Donney J. Jenkins, Trustee** and **Peggy J. Jenkins, Trustee** of **The Donney J. Jenkins and/or Peggy J. Jenkins Revocable Living Trust**, hereinafter referred to as Grantee, its successors and assigns, their interest in and to a certain tract or parcel of land situated Davidson County, Tennessee, and being more particularly described as follows::

Being Lot No. 26 on the Plan of Polly Acres Subdivision in the City of Lakewood, as of record in Book 3700, page 57, as amended in Plat Book 3700, page 90, said Register's Office.

Said Lot No. 26 fronts 96 feet on the Easterly margin of Lynn Lee Drive and runs back between lines measuring 150 feet on the Northerly line and 165.7 feet on the Southerly line to a line in the rear measuring 165 feet thereon.

Being the same property conveyed to Donney J. Jenkins and wife, Peggy J. Jenkins, by deed from Donald K. Justice and wife, Wilma J. Justice, of record in Instrument # 20040608-0067729, Register's Office for Davidson County, Tennessee.

This is improved property known as 115 Lynn Lee Drive, Old Hickory, TN 37138.

This conveyance is made subject to any and all restrictions, easements, setback lines, encumbrances, and covenants of record, said Register's Office.

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, its successors, assigns and representatives forever. And the undersigned covenant with the said Grantee that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except as noted above.

And, Grantors further covenant and bind themselves, their heirs, successors and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, its successors, assigns, and representatives, against the lawful claims of all persons, whomsoever.

WITNESS our hands this 4th day of November, 2011.

Donney J. Jenkins

Donney J. Jenkins

Peggy J. Jenkins

Peggy J. Jenkins

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Donney J. Jenkins and Peggy J. Jenkins**, the within-named bargainors, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, Tennessee, this 4th day of November, 2011.

NOTARY PUBLIC

MICHAEL E. SHERMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My commission expires: 5-1-2012

The information contained herein was supplied solely by the parties hereto without the benefit of title examination. The preparer makes no warranty as to the state of title to the real property conveyed herein or to the accuracy of the information contained herein.