DOCUMENT PREPARED BY:
[illegible]
Kelley, Herbert & Crawford
[illegible] Noel Place
Fourth Avenue North
Nashville, TN 37219-0375

Bk/ 36

# WARRANTY DEED

BOOK 9960 PG 345

| MAP-PARCEL NUMBER(S) | NAME AND ADDRESS OF NEW OWNER(S) | SEND TAX BILLS TO |
|---|---|---|
| 107-5-A-118 | Tiffani S. Goldman | Pacific Southwest Bank<br>4144 N. Central Expwy. , #900<br>Dallas, TX 75204 |
| FIELD BOOK NUMBER(S) | STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED) | LOAN OR ACCOUNT NO 034618 |
| | 118 Five Oaks Drive | PROPERTY IS ☒ IMPROVED ☐ UNIMPROVED |

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE

For and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged,

Wayne A. Jones, Jr., and wife, Misty S. Jones

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto TIFFANI S. GOLDMANN

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 118 on the Plan of Five Oaks, a Planned Unit Development as of record in Book 5200, page 355, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Wayne A. Jones, Jr., and wife, Misty S. Jones, by deed from David Brian Hackley and Jerry R. Hackley, Sr., single persons, as of record in Book 8094, page 50, Register's Office for said County.

This conveyance is made subject to any zoning regulations, building restrictions, setback lines, if any and easements and rights of way for public utilities applicable to this property, and all matters shown on the recorded plan referred to above.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor Covenants with the Grantee, that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered., Except 1996 taxes, which have been prorated and assumed by Grantee.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, the Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 26 day of February, 1996.

Wayne A. Jones, Jr.

Misty S. Jones

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 9960 PG 346

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the within named

Wayne A. Jones, Jr., and wife, Misty S. Jones

the bargainor(s), 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 Nashville, Tennessee, this, the 26 day of February, 19 96.

My commission expires:

Notary Public

STATE OF _____
COUNTY OF _____

NOTARY PUBLIC AT LARGE
David B. Herbert
My Commission Expires May 24, 1997
STATE OF TENNESSEE

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the within named _____ the bargainor(s), with whom I am personally aquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____,

this, the _____ day of _____, 19 _____.

My commission expires:

Notary Public

96 FEB 28 PM 12:18
FILED FOR REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE

0154388

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OF VALUE WHICHEVER IS GREATER, FOR THIS TRANSFER IS

$ 52,800.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26 DAY OF Feb 1996 MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

Notary Public

NOTARY PUBLIC AT LARGE
David B. Herbert
My Commission Expires May 24, 1997
STATE OF TENNESSEE

**WARRANTY DEED**

FROM
WAYNE A. JONES, JR., AND WIFE, MISTY S. JONES

TO
TIFFANI S. GOLDMANN

ORTALE, KELLEY, HERBERT & CRAWFORD
Nashville, Tennessee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared

_____ and _____,

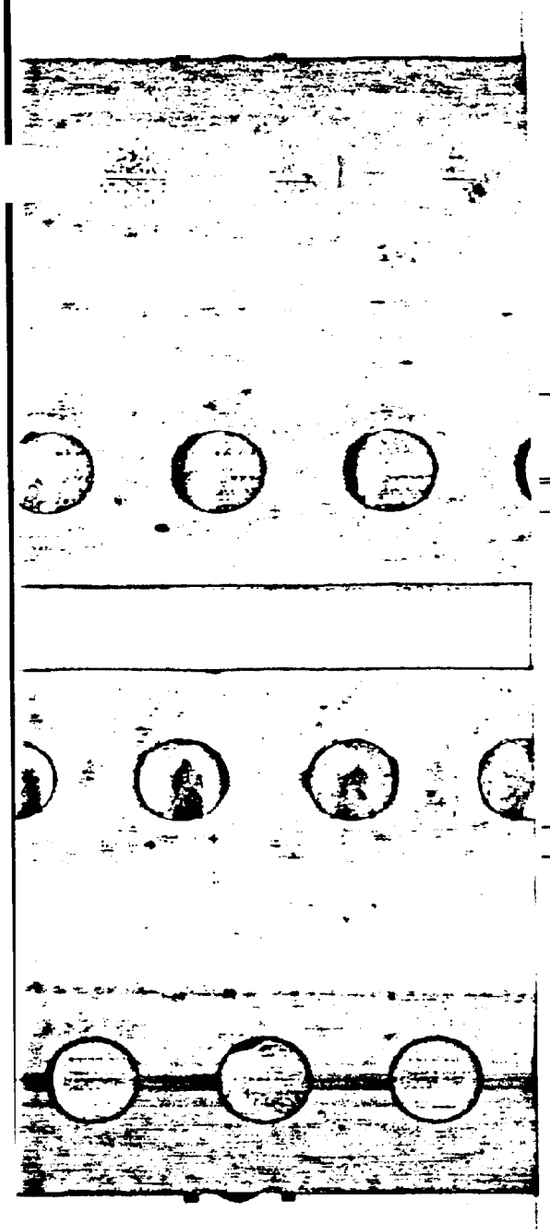
with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged _____ to be the _____ and _____ respectively, of _____, a corporation, the bargainor, and that _____ as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____, 19 _____.

My commission expires:

Notary Public

277 02/28/96 01:03PM CHECK 204.36



**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

RECEIVED OF _____

FOR _____ 9960 pg 347

| | | |
|---|---|---|
| CO - CONVEYANCE | CC - CERTIFIED COPY | MISC - MISCELLANEOUS |
| MO - MORTGAGE | REL - RELEASE | CO TX - STATE TAX CONVEY |
| WD - WARRANTY DEED | UCC - UNIFORM COMMERCIAL CODE | MO TX - STATE TAX MORT |
| TD - TRUST DEED | | PRFEE - PROBATE FEE |

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|
| | | | CAMT 52800.00 | |
| | | | CON TX 195.36 | |
| | | | PRFEE 1.00 | |
| | | | WDEED 8.00 | |
| | | | TOTAL 204.36 | |
| | | | CHECK 204.36 | |

02/28/96 11 12:37 0001 2277

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

0154388
IDENTIF. ↑ REFERENCE

96 FEB 28 PM 12:18
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

**No.** 1010422