BOOK 11070 PAGE 829

WARRANTY DEED

ELIZABETH E. TRIPLETT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF **TENNESSEE**
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$152,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **13TH DAY OF AUGUST, 1998.**

Notary Public

MY COMMISSION EXPIRES: May 26, 2002.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title & Escrow Co., 2711 Murfreesboro Road, Suite 200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Shunda Q. Jones	**Bay Financial Savings Bank, FSB**	**172-12B-59**
(NAME)	(NAME)	
2324 Peak Hill Cove	**5537 Sheldon Road**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	**Tampa, FL 33615**	
(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, **Jerri A. Arnold**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Shunda Q. Jones, unmarried**, 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. 157 on the Plan of Bradford Hills Section Five of record in Plat Book 7900, Page 287 and 288, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Jerri A. Arnold by deed of record in Book 8918, Page 7, Register's Office for Davidson County, Tennessee.

This instrument is executed on behalf of Jerri A. Arnold by Joy A. Branstetter as her Attorney-In-Fact pursuant to recorded Power of Attorney of record in Book 11070 Page 828 in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.8918

unimproved ☐
This is improved ☒ property, known as **2324 Peak Hill Cove, Nashville, TN 37211**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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.

0476486
IDENTIF. ➔ REFERENCE
98 AUG 18 PM 1:22
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

Witness **my/our hand(s)** this **13th day of August, 1998**.

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Jerri A. Arnold by Joy A. Branstetter

Jerri A. Arnold
By: Joy A. Branstetter Attorney-in-fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 8/13/98 before me personally appeared Joy A. Branstetter, the person who executed the foregoing instrument on behalf of Jerri A. Arnold, and acknowledged that she executed the same as the free act and deed of the said Jerri A. Aronold, through Power of Attorney granted her, by the said Jerri A. Arnold.

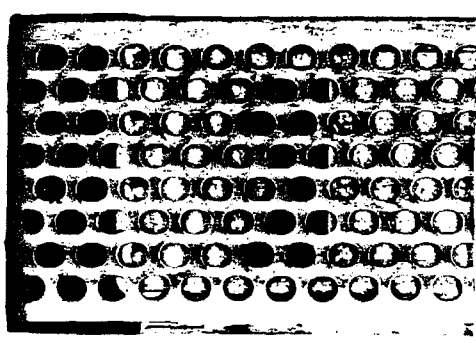
Elizabeth E. Triplett

Notary Public

Commission Expires: 5/26/2002

ELIZABETH E. TRIPLETT
NOTARY PUBLIC
AT LARGE
DAVIDSON COUNTY, TENN.

98 AUG 13 9:01 03CHECK 575.00



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11070 PAGE 831

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

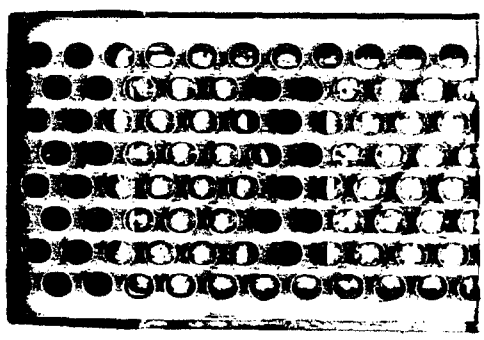
MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT	152000.00
CON TX	562.40
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	573.40
CHECK	573.40

08/18/98 01 13:23 0001 B600

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0476486
IDENTIF. ↑ REFERENCE

98 AUG 18 PM 1:22
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1334133