40-A

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $92,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF NOVEMBER, 2001.

Notary Public

MY COMMISSION EXPIRES: 7/26/03
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 11/27/01 15:45 2pgs
Fees:13.00 Taxes:340.40
20011127-0129434

THIS INSTRUMENT WAS PREPARED BY
Wilson & Weiss Title Associates, LLC, 1910 Rear 21st Avenue South, Nashville, Tennessee 37212

D-0010

Commission Expires July 26, 2003

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Traci Leigh Jones	CTX Mortgage Company	072-04-0-262.00
(NAME)	(NAME)	
1430 Janie Avenue	P.O. Box 199077	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Dallas, TX 75219-9077	
(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, Malcolm W. Travis and wife, Susan G. Travis, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Traci Leigh Jones, 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:

BEING the northwesterly one-half of Lot No. 13, Block "E", on the Map of Country Club Estates of record in Book 843, Page 95, Register's Office for Davidson County, Tennessee.

SAID part of lot fronts 50.0 feet to the southwesterly side of Janie Avenue and runs back between parallel lines 175.0 feet to a dead line.

Being the same property conveyed to Malcolm W. Travis and wife, Susan G. Travis by deed from Greg Davis, married of record in Book 11394, Page 587, Register's Office for Davidson County, TN.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

Deirdre Kerr executes this instrument on behalf of Malcolm W. Travis and wife, Susan G. Travis subject to a Power of Attorney being recorded immediately prior to this instrument.

unimproved ☐

This is improved ☒ property, known as 1430 Janie Avenue, Nashville, TN 37216
(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.

Witness our hands this 26th day of November, 2001.

Malcolm W. Travis by Deirdre Kerr, Atty in Fact
Malcolm W. Travis by Deirdre Kerr, Attorney in Fact, pursuant to Power of Attorney of record in Inst.*

Susan G. Travis by Deirdre Kerr, Atty. In Fact
Susan G. Travis by Deirdre Kerr, Attorney in Fact, pursuant to Power of Attorney of record in Inst. No. _____, RODCT.

*No. _____, Register's Office for Davidson County, TN.

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Malcolm W. Travis and wife, Susan G. Travis the bargainor (s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 26th day of November, 2001.

Commission expires:

_____

Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared Deirdre Kerr, known to me or satisfactorily proven to be the person who executed the foregoing instrument in behalf of Malcolm W. Travis and wife, Susan G. Travis, and acknowledged that he/she execute the same by Power of Attorney, as the free act and deed of Malcolm W. Travis and wife, Susan G. Travis. Witness my hand and Notarial Seal this 26th day of November, 2001.

Notary Public

My Commission Expires: 4/16/02

WILLIAMSON ★ JACK CASE WILSON ★ NOTARY PUBLIC AT LARGE ★ TENNESSEE ★

RETURN TO:

Wilson & Weiss Title Associates, LLC
1910 Rear 21st Avenue South
Nashville, Tennessee 37212