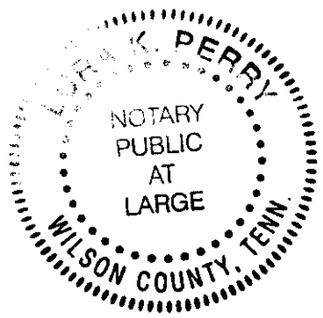
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $103,000.00

Jack Jones
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF MAY, 2003.

Darrell Perry
Notary Public

MY COMMISSION EXPIRES: Aug. 8, 2004
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 05/21/03 11:18 2pgs
Fees:13.00 Taxes:381.10

20030521-0069210

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jack Jones	Jack Jones	Map 108
(NAME) 771 Bass Lane	(NAME) Same	Group 04-0-A
(ADDRESS) Mt. Juliet, Tn. 37122	(ADDRESS)	Parcel 14
(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,
Suzonne P. Ford ,unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO
Jack Jones ,married, 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 Lot No. 14 on the Plan of Villages of Larchwood, as of record in Plat Book 7900, Page 106, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Suzonne P. Ford ,unmarried by deed from SB & MG Corporation of record in Deed Book 8168, page 922, Register's Office for said County.

Charter of Homeowner's Association as shown of record in Book 10715, Page 160, Register's Office for said County.

Restrictive Covenants of record in Deed Book 6435, Page 189, Book 10715, page 162, Book 10940, page 499, Book 9700, page 861 and Book 8067, page 792, Register's Office of said County.

Plat sets out By-Laws as shown of record in Deed Book 6299, Page 166, Book 6301, page 96, Book 6391, page 459 and Book 6873, page 939, Register's Office for said County.

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

unimproved ☐

This is improved ☒ property, known as 603 Kennington South, Nashville, TN 37214

(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 my/our hand(s) this 20th day of May, 2003.

Suzonne P. Ford

Suzonne P. Ford

STATE of Tennessee
COUNTY of Wilson

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Suzonne P. Ford ,unmarried the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that she executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 5/20/2003

My Commission Expires: August 8, 2004 Laura N. Perry

Notary Public

PERRY NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.

File Number2305471

RETURN TO:
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122