WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/16/03 10:53 2pgs
Fees:13.00 Taxes:547.23

20031016-0153364

MISTY HICKS NOTARY PUBLIC AT LARGE My Commission Exp. July 23, 2006 DAVIDSON CO., TENNESSEE

STATE OF TENNESSEE
COUNTY OF ROBERTSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $147,900.00

Edward K Williams
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of October, 2003.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Southern Title, LLC, 2401 Memorial Blvd.
Springfield, Tennessee 37172

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Edward K. Williams	First Tennessee Home Loans dba First Horizon Home Loan Corp.	
(NAME)	(NAME)	15-14-1
3051 Union Hill Road	181 East Main St.	
(ADDRESS)	(ADDRESS)	
Joelton, TN	Hendersonville, TN 37075	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20032295

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, James E. Jones and wife, Barbara C. Jones**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Edward K. Williams and wife, Jennifer A. Williams**, 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. 1 on the Plan of Section One, Joelton Heights, of record in Book 3600, page 95, in the Register's Office for Davidson County, Tennessee.

SAID Lot No. 1, which is a corner lot, fronts 148.2 feet on the southerly margin of Union Hill Road and fronts 212.5 feet on the easterly margin of an unnamed street, said frontages being joined by a curve having a length of 39.27 feet, and extends back 199.80 feet on the southerly line and 226.10 feet on the easterly line to a point of intersection.

Being the same property conveyed to James E. Jones and wife, Barbara C. Jones by deed from James Edwin Robinson and wife, Judy Ann Groves Robinson, dated July 23, 1975 and filed of record in Book 4935, page 275, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 3051 Union Hill Road, Joelton, TN 37080

(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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness our hands this 10th day of October, 2003.

James E Jones
James E. Jones

Barbara C Jones
Barbara C. Jones

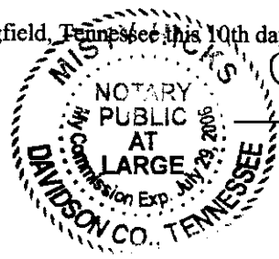
STATE OF TENNESSEE

COUNTY OF ROBERTSON

Before me, a Notary Public in and for said County and State, personally appeared James E. Jones and wife, Barbara C. Jones, individual(s) who executed the foregoing instrument and acknowledged that the same is said individual(s) free and voluntary act and deed.

Witness my hand and official seal at Springfield, Tennessee this 10th day of October, 2003.

Commission expires:



Notary Public