(3)

WARRANTY DEED

NOTARY PUBLIC AT LARGE WILSON COUNTY TENN.

My Commission Expires 3-6-07

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $585,000.00

Ernestine Noell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th day of February, 2004.

Connie L. Jones
Notary Public

MY COMMISSION EXPIRES: ~~September 6, 2004~~. 3/6/07
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 02/09/04 10:57 3pgs
Fees:18.00 Taxes:2164.50

20040209-0015263

THIS INSTRUMENT WAS PREPARED BY
Southern Title, LLC, 230 West Main Street
Lebanon, Tennessee 37087

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gina Brooks	Gina Brooks	53-12-224
(NAME)	(NAME)	
501 Sandy Cove	501 Sandy Cove	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Old Hickory, TN 37138	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20040125

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **we, Warner B. Jones and wife, Andrea S. Jones**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Gina Brooks**, hereinafter called the GRANTEE, **his/her** heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit. :

See Attached Exhibit A

unimproved ☐

This is improved ☒ property, known as 501 Sandy Cove, Old Hickory, TN 37138

(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 GRANTEE, his/her heirs and assigns forever; and we do covenant with the said GRANTEE 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 GRANTEE, his/her 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 5th day of February, 2004.

Warner B Jones By Judy Wood attorney in fact
Warner B. Jones

Andrea S Jones By Judy Wood attorney in fact
Andrea S. Jones

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within Warner B. Jones by Judy Wood as his Attorney in Fact, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument in behalf of Warner B. Jones acknowledged that such person executed the same as the free act and deed of Warner B. Jones.

Witness my hand and official seal at Lebanon, Tennessee this 5th day of February, 2004.

Commission expires: September 6, 2004

ERNESTINE NOELL NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.

My Commission Expires 9-6-04

Ernestine Noell
Ernestine Noell Notary Public

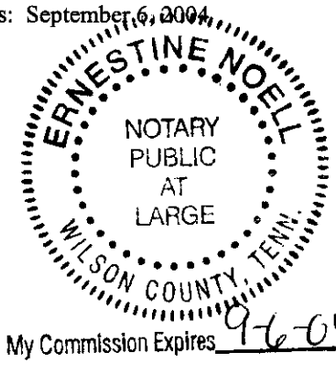
STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within Andrea S. Jones by Judy Wood, as her Attorney in Fact, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument in behalf of Andrea S. Jones acknowledged that such person executed the same as the free act and deed of Andrea S. Jones.

Witness my hand and official seal at Lrebanon, Tennessee this 5th day of February, 2004.

Commission expires: September 6, 2004



My Commission Expires 9-6-04

Ernestine Noell

Ernestine Noell Notary Public

File No.: 1013888

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 1, Villas of Lakemeade, of record in Book 7900, page 530, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of said lot.

Property commonly known as: 501 Sandy Cove, Old Hickory, Davidson County, Tennessee 37138

Being the same property conveyed to Warner B. Jones and wife, Andrea S. Jones by deed dated 11/26/96 from Villas of Lakemeade, Inc. a Tennessee Corporation and recorded in Book 10276, page 471, said Register's Office for Davidson County, Tennessee.

WBJ
ASJ
By JW