Davidson County DEEDWARR
Recvd: 07/06/04 08:10 2pgs
Fees:13.00 Taxes:314.50

20040706-0079552

THIS INSTRUMENT PREPARED BY:
RICK PILIPONIS
MUSIC CITY TITLE & ESCROW
116 THIRD AVENUE SOUTH
NASHVILLE, TENNESSEE 37201
MCTE00000717

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE AND 00/100 ($1.00) DOLLAR, Cash in Hand paid by ELIZABETH BOWDEN, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, JAMES D. JONES, has bargained and sold, and by these presents do transfer and convey unto the said ELIZABETH BOWDEN, her heirs and assigns, a certain tract or parcel of land as follows:

> Land in Davidson County, Tennessee, being Lot No. 70A on the Plan of Chelsea of Priest Lake, Section One-A, Lots 69 through 72, as of record in Book 6250, page 88, Register's Office for Davidson County, Tennessee.
>
> Said Lot No. 70A fronts 73 feet on the northerly margin of Gondola Drive and extends back 164.88 feet on the northerly line and 160 feet on the southerly line to a dead line in the rear measuring 37.14 feet thereon.
>
> Being the same property James D. Jones by quitclaim deed from James D. Jones, Trustee of the Nashville Land Trust, of record as Instrument No. 20020122-0008400, said Register's Office.

This is improved ☐ property known as **3577 Gondola Drive, Antioch, TN 37013**

unimproved ☐

To Have and To Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging, to the said ELIZABETH BOWDEN, her heirs and assigns, forever. And it does covenant with the said ELIZABETH BOWDEN, that she is lawfully seized and possessed of the said land in Fee Simple; have a good right to convey it, and the same is unencumbered. And it does further covenant and bind itself, their heirs and representatives, to warrant and forever defend the title to said land to the said ELIZABETH BOWDEN, her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS OUR HANDS this the 30th day of June, 2004.

James D. Jones by & through his attorney in fact

JAMES D. JONES, by and through his Attorney-in-fact, Kara Everett

STATE OF TENNESSEE
COUNTY OF Davidson

I, a Notary Public of the State and County aforesaid, certify that the within named bargainor, **JAMES D. JONES by and through his Attorney-in-Fact, KARA EVERETT,** with whom I am personally acquainted or who was proved on the basis of satisfactory evidence to me to be the persons described in and who executed the foregoing instrument, personally appeared before me and acknowledged under oath that they executed the foregoing instrument as their free act and deed for the purposes therein contained.

WITNESS MY HAND AND NOTARIAL SEAL at office in the State and County aforesaid, this the 30th day of June, 2004.

NOTARY PUBLIC

RICK PILIPONIS NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

My Commission Expires: 10-13-04

My Commission Expires OCT. 13 2

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $85,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

E Bowden
AFFIANT

Sworn to and subscribed to before me this 30th day of June, 2004.

NOTARY PUBLIC

RICK PILIPONIS NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

My Commission Expires: 10-13-04

My Commission Expires OCT. 13 2004

MAP 136-15
PARCEL 76.00

ADDRESS OF NEW OWNERS:
ELIZABETH BOWDEN
3577 Gondola Drive
Antioch, TN 37013

SEND TAX BILLS TO:
SAME