Nashville Title Insurance Corporation
2818 Bransford Avenue
Nashville, TN 37204

Record 1st Box 64

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/19/04 11:35 2pgs
Fees:13.00 Taxes:351.50
20040819-0100312

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $95,000.00

Jane Stuart
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH DAY OF AUGUST, 2004.

Notary Public
Notary Public At Large
DAVIDSON COUNTY, TN

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 109 Kenner Avenue, Nashville, TN 37205

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Diane D. Randall	same	108-3-139
(NAME)	(NAME)	
1041 Patio Drive	1041 Patio Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Nashville TN 37214	
(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, Edward W. Jones, an unmarried person, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Diane D. Randall, a single woman 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. 129A in Zero Lot Division, Patio Villa, section 6, of record in Plat Book 6250, Pages 570 and 571, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Edward W. Jones, an unmarried person, by Warranty Deed dated March 19, 1999, from York Construction, LLC, of record in Book 11393, Page 354, Register's Office for Davidson County, Tennessee.

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

unimproved ☐

This is improved ☒ property, known as 1041 Patio Drive, 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 hand this 12th day of August, 2004.

Edward W. Jones

STATE OF Florida

COUNTY OF Pinellas

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Edward W. Jones, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at ~~Nashville, Tennessee~~ St. Petersburg, Fl this 12th day of August, 2004.

Commission expires:

Notary Public

PATRICIA K. FELLMAN
MY COMMISSION # DD 080671
EXPIRES: April 24, 2006
Bonded Thru Notary Public Underwriters

PATRICIA K. FELLMAN NOTARY PUBLIC STATE OF FLORIDA