WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $87,000.00

X / Douglas E. Jones
Affiant

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

Tracey Trumphour
Notary Public

MY COMMISSION EXPIRES: 1-23-06

(AFFIX SEAL)

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

Davidson County DEEDWARR
Recvd: 11/16/04 14:36 2pgs
Fees:13.00 Taxes:321.90

20041116-0137651

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Douglas E. Jones	Douglas E. Jones	Map 53
(NAME) 1511 Berry Street	(NAME) Same	Group 03-0
(ADDRESS) Old Hickory, TN 37138	(ADDRESS) ,	Parcel 288
(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, Samuel T. Davis and wife, Janice J. Davis , HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Douglas E. Jones, An Unmarried Person , 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. 248 on the Plan of Village of Old Hickory, Section "C", as of record in Plat Book 1424, Page 66 and also Lot No. 285 on the Plan of Village of Old Hickory, Section "C-1" and part of Section "C" of record in Plat Book 1424, Page 130, all of record in the 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 Claude W. Davis and Edwina H. Davis, his wife, tenants by the entireties by Warranty Deed dated March 21, 1950 from E.I. du Pont De Nemours and Company, a Delaware corporation of record in Book 1814, Page 328, Register's Office for Davidson County,
Continued on next page.

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

Restrictive Covenants of record in Book 1814, Page 328, Register's Office of said County.

Utility Easement as shown of record in Book 1814, Page 328, Register's Office for said County.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easement of record, (3) all subdivision / condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 1511 Berry Street, 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 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 our hands this 12th day of November, 2004.

The Estate of Claude W. Davis

By: _____
Samuel T. Davis, Executor

Attest: _____

STATE OF Tennessee
COUNTY OF Wilson

Before me the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Samuel T. Davis with whom I am personally acquainted and who upon his oath acknowledged himself to be the Executor of The Estate of Claude W. Davis the within named bargainer, and that, he as such Executor, being authorized to do executed the foregoing instrument for the purposes therein contained by signing the name of the estate by Samuel T. Davis as such Executor

Witness my hand and official seal this 11/12/2004

My Commission Expires: 1-23-06 _____
Notary Public

TRACEY TRUMPHOUR STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

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 Janice J. Davis the bargainor(s), 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 11/12/2004

My Commission Expires: 1-23-06 _____
Notary Public

TRACEY TRUMPHOUR STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

File Number2410269
RETURN TO:
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122

Continuation of Legal

Tennessee. The said Edwina H. Davis since died leaving Claude W. Davis as surviving spouse as tenants by the entireties. The said Claude W. Davis having since died leaving his sole heir, Samuel T. Davis as sole owner.

Janice J. Davis joins in this conveyance to convey any and all rights she may have in this property.