WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $144,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19TH DAY OF NOVEMBER, 2004.

Notary Public

MY COMMISSION EXPIRES: 11-22-05
(AFFIX SEAL)

...WELL & BARRE...T,
121 1st Avenue South, Suite 200
Franklin TN 37064

DONALD R. BARRETT, JR.
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3354 Perimeter Hill Dr. Ste. 142, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James Jones	OWNER	151-9A-241
(NAME)	(NAME)	
6721 Ascot Drive		
(ADDRESS)	(ADDRESS)	
Antioch, Tennessee 37013	,	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 12/01/04 13:54 2pgs
Fees:13.00 Taxes:536.13

20041201-0143093

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, Adam D. Hight and wife, Melissa L. Hight, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James Jones, an unmarried man and, Brittany Trotter, an unmarried woman as joint tenants with the rights of survivorship, 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, TN, being Lot No. 241 on the Final Plat of Phase 3, Section 1, Long Hunter Chase as of Record in Instrument No. 20001103-0109138, Register's Office for Davidson County, TN, to which plan reference is hereby made for more complete and accurate legal description.

Being the same property conveyed to Adam D. Hight and Melissa L. Hight, husband and wife,, by deed of record in Instrument No. 20020708-0081689, Register's Office for Dvidson County, Tennessee.

This instrument is executed on behalf of Adam D. Hight and Melissa L. Hight by Carolyn Adcock as their Attorney In Fact pursuant to recorded Power of Attorney of record in Instrument No. *, in the Register's Office for Davidson County, Tennessee. * 20041201-0143092

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

unimproved ☐

This is improved ☑ property, known as 6721 Ascot Dr., Antioch, TN 37013
(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.

NOV-19-2004 10:46 ADVANTAGE TITLE 615 777 2015 P.11/15

Witness our hands this 19th day of November, 2004.

Adam D. Hight by Carolyn Adcock Atty in Fact

Adam D. Hight

Melissa L. Hight by Carolyn Adcock Atty in Fact

Melissa L. Hight

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this the 19th day of November, 2004, before me personally appeared Carolyn Adcock, the person who executed the foregoing instrument on behalf of Adam D. Hight and Melissa L. Hight and who acknowledged that she executed the same as the free act and deed of the said Adam D. Hight and Melissa L. Hight, through Power of Attorney granted her by the said Adam D. Hight and Melissa L. Hight.

Witness my hand and official seal at Nashville, Tennessee this 19th day of November, 2004.

Commission expires: 5/30/07

KRYSTIN T. HEDGES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires MAY 30, 2007

NOV-19-2004 10:46 ADVANTAGE TITLE 615 777 2015 P.12/15