Davidson County DEEDWARR
Recvd: 03/28/05 14:09 2 pgs
Fees:13.00 Taxes:314.50

20050328-0032857

File No. 250300460

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $85,000.00

William J Jones
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23RD DAY OF MARCH, 2005.

Vanessa E Allen
Notary Public

MY COMMISSION EXPIRES: July 9, 2006. 7/9/06
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney
Southern Title Services
1734 S. Rutherford Blvd., Suite 101
Murfreesboro, TN 37130

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William J. Jones	SunTrust Mortgage, Inc.	72-4-0-341.00
(NAME)	(NAME)	
2711 Bobby Ave.	201 Fourth Avenue N, 7th Floor	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Nashville, Tennessee 37219	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, Joanne Maloney, unmarried, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO William J. Jones, an unmarried man, HEREINAFTER CALLED THE GRANTEE(S), HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land situated in Nashville, Davidson County, Tennessee, to-wit:

Being Lot No. 21 on the Map of Happy Valley Subdivision, Section "B", not of record, and described as follows:

BEGINNING at a point in the north margin of Bobby Avenue at the corner of Lots Nos. 20 and 21; thence with the line between said lots northerly 140 feet to a point; a corner of Lot No. 2; thence with the line between Lots 2 and 21, easterly 75 feet to the corner of Lots 3 and 22; thence with the line between Lots 22 and 21; southerly 140 feet to the north margin of Bobby Avenue; thence with the margin of same, westerly 75 feet to the beginning.

Being the same property conveyed to Roy L. Maloney and wife, Joanne Maloney by Warranty Deed dated January 10, 1997, of record in Book 10319, Page 865, Register's Office for Davidson County, Tennessee.

Restrictive Covenants of record in Book 1181, Page 127, all in the Register's Office for Rutherford County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements 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 2711 Bobby Avenue, Nashville, TN 37216
(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(S), HIS heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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(S), HIS 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/our hand(s) this 23rd day of March, 2005.

Joanne Maloney

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Joanne Maloney 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 3/23/2005

My Commission Expires: 07/09/06

Notary Public

File Number: 250300460

RETURN TO:
Southern Title Services
1734 S. Rutherford Blvd., Suite 101
Murfreesboro, TN 37130

7/9/04