Box 13 #9489

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $189,700.00

Heidi Jo Clayton
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF MARCH, 2005.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Albert G. Jones	Countrywide Home Loans Inc.	183-05A
(NAME)	(NAME)	
3640 Applewood Drive	2021 N. Gallatin Rd. Ste 292	31.00
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Madison, TN. 37115	
(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, **MICHAEL R. ROOT AND WIFE, DONNA S. ROOT**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ALBERT G. JONES AND WIFE, NANCY M. JONES,** 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. 430, on the Plan of October Woods, Phase One, Section Two, as of record in Book 7900, Page 909, and amended in Book 9700, Page 54-55, 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 Michael R. Root and wife, Donna S. Root, by deed from Colegate S. Creason, married, of record in Book 10893, page 963, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) 2005 real property taxes which have been prorated and assumed by the grantee(s); (b) Charter of record in Book 9840, Page 259, said Register's Office; (c) Bylaws of record in Book 9840, Page 267, said Register's Office; (d) Restrictive covenants of record in Book 9840, Page 276; and Book 5047, page 661, and page 656, said Register's Office; (e) Quitclaim Deed of record in Inst. No. 20000425-0041127, said Register's Office; and (f) all matters appearing on the plan of record in Book 7900, Page 909; and amended in Book 9700, page 54-55, said Register's Office; and (c) restrictive covenants of record in Book *, page *, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 3640 Applewood Drive, 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.

Witness our hands this 11th day of March, 2005.

Davidson County DEEDWARR
Recvd: 03/29/05 14:09 2 pg
Fees:13.00 Taxes:701.89
20050329-0033821

Michael R. Root
Michael R. Root

Donna S. Root
Donna S. Root

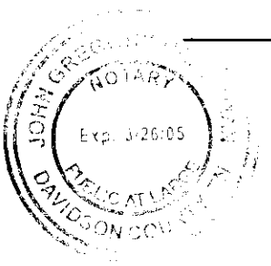
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Michael R. Root and Donna S. Root, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 11th day of March, 2005.

Commission expires:



Notary Public