WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $450,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 25TH DAY OF APRIL, 2005.

Notary Public

MY COMMISSION EXPIRES: February 10, 2008
(AFFIX SEAL)

LARRY D. CRAIG NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.
My Commission Expires FEB. 10, 2008

Davidson County DEEDWARR
Recvd: 04/28/05 09:17 2 pgs
Fees:13.00 Taxes:1665.00

20050428-0047236

THIS INSTRUMENT WAS PREPARED BY
Westside Title, Inc., 531 Rivergate Parkway, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John T. Jones	SAME	Map 28/Parcel 97.00 and Parcel 89.00
(NAME)	(NAME)	
4650 Grays Point Rd.		
(ADDRESS)	(ADDRESS)	
Joelton, TN 37080		
(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, **Johnny L. Jones and wife, Cassandra Joy Jones**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **John T. Jones and wife, Paula Faye 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:

A tract of land in Davidson County, Tennessee, as follows:

Beginning at an iron pin in the North edge of Gray Point Road; thence, leaving the road and continuing with a fence N 35 W. 1750.2 feet to an iron pin, thence with said fence N. 45 E. 801.4 feet to an iron pin in branch, Pemberton's corner; thence with said branch and Pemberton's line as follows: S. 79 deg. 30' E. 253 feet to an iron pin; S. 50 E. 220 feet to an iron pin; N. 79 deg. 30' E. 373.2 feet to an iron pin and S. 72 deg. 30' E. 150 feet to an iron pin; thence, leaving branch and Pemberton's line S. 1 W. 381 feet to an iron pin; S. 9 E. 1010 feet to an iron pin in the North edge of said Gray Point Road; thence with the north edge of said road S. 65 W. 278 feet to an iron pin and S. 58 deg. 30' W. 500 feet to the point of beginning, according to survey of John B. Bates, made November 12, 1970.

Being the same property conveyed to Johnny L. Jones and wife, Connie Jones by deed of record in Book 4463, page 739, Register's Office for Davidson County, Tennessee. The said Connie Jones having since died on November 27, 2003, property then vested in Johnny L. Jones as surviving tenant by the entirety. Johnny L. Jones has since re-married.

Cassandra Joy Jones executes this instrument for the purpose of conveying any right, title or interest she may have in or to said property, marital or otherwise.

This is the same legal description as on the previous deed of record.

This conveyance is subject to any and all existing restrictions, setbacks, zoning regulations, covenants, conditions and easements of record as may affect the aforedescribed tract of land.

unimproved ☐

This is improved ☒ property, known as 4650 Grays Point Road, Joelton, TN 37080

(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 25th day of April, 2005.

Johnny L. Jones

Cassandra Joy Jones

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Johnny L. Jones and wife, Cassandra Joy Jones, 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 25th day of April, 2005.

Commission expires: February 10, 2008

Larry D. Craig Notary Public

LARRY D. CRAIG
NOTARY PUBLIC AT LARGE
CHEATHAM COUNTY, TENN.

My Commission Expires FEB. 10, 2008