Davidson County DEEDWARR
Recvd: 05/06/05 10:45 2 pgs
Fees:13.00 Taxes:599.40

20050606-0064025

WARRANTY DEED

G-CD-05-1436

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $162,000.00

Christie Perry
Affiant

Subscribed and sworn to before me this 25th DAY OF May, 2005.

KIMBERLY R. HARGROVE NOTARY PUBLIC AT LARGE RUTHERFORD CO.

Notary Public

MY COMMISSION EXPIRES: 6-22-08
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jennifer Rollins	New Owner (NAME)	
1436 Roberts Avenue (ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37206 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	083-02-0 106.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we LUMAR MALCOLM JONES, A SINGLE PERSON, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JENNIFER ROLLINS, Single woman AND ~~DALETTE DEN HERTOG~~, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, BEING LOT NO. 7 ON THE PLAN OF THE SUBDIVISION OF ROBERTS PROPERTY, AS OF RECORD IN BOOK 421, PAGE 81, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED BY WARRANTY DEED FROM MARGARET W. STEELE, AS THE SOLE SURVIVING TENANT BY THE ENTIRETY TO LUMAR M. JONES AS RECORDED ON APRIL 13, 1994, IN BOOK 9311, PAGE 481; AND BY QUITCLAIM DEED FROM TAMERA DENISE JONES TO LUMAR MALCOLM JONES AS RECORDED ON OCTOBER 5, 2001, IN INSTRUMENT NO. 20011005-0108428, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to a) 2005 property taxes, which have been prorated and assumed by the grantee(s) herein; b) all matters appearing on plat of record in Book 421, Page 81, said Register's Office; c) any and all matters of record not mentioned herein.

unimproved ( )
This is improved (X) property, known as 1436 Roberts Avenue, Nashville, Tennessee 37206
(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), their 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), 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 my/our hand(s) this 25th day of May, 2005.

Lumar M Jones
Lumar Malcolm Jones

STATE OF Tennessee
COUNTY OF Davidson

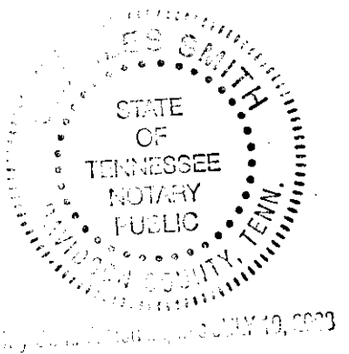
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Lumar Malcom Jones, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 25th day of May, 2005.

Notary Public

My Commission Expires:

(SEAL)



RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903