03

Realty Title
48-A

WARRANTY DEED

State of Tennessee)
County of Davidson)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $205,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 9th day of June, 2005

Notary Public

My Commission Expires: 2/22/2009 (AFFIX SEAL)

DIANE K. MANN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY TN

Davidson County DEEDWARR
Recvd: 06/15/05 09:03 2 pg
Fees:13.00 Taxes:761.83

20050615-0068175

THIS INSTRUMENT WAS PREPARED BY

Weiss & Weiss, Attorneys at Law, 761 Old Hickory Blvd., Suite 301, Brentwood, TN 37027

ADDRESS FOR NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL-NUMBERS
MICHELLE BIVONA AND SCOTT S. BIVONA	GUARANTY TRUST COMPANY	172-15-OA
(NAME) 1608 Crosswind Place	(NAME) 316 ROBERT ROSE DR.	180.00CO
(ADDRESS) Nashville, TN 37211	(ADDRESS) MURFREESBORO, TN 37129	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **EMILY S. JONES, MARRIED** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **MICHELL C. BIVONA AND HUSBAND, SCOTT S. BIVONA**, hereinafter called the Grantee(s), 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, Tennessee being Lot No.216 on the Plan of Holt Woods Section ten, of record in Book 9700, Page 281 and 282, 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 EMILY D. WASILESKI, by Deed from JANET D. HEPBURN, UNMARRIED, Instrument No. 20010709-0072556, Register's Office for DAVIDSON County, Tennessee. THE said EMILY D. WASILESKI having since married DAVID A. JONES and N/K/A EMILY D. JONES.

DAVID A. JONES, spouse of the above named EMILY S. JONES, joins in this conveyance for the purpose of releasing any and all rights he may have in and to the above described property, especially his marital rights.

THIS conveyance is subject to Declaration of Covenants, Conditions, and Restrictions, of record in Book 9570, Page 22 as made applicable in Book 10256, Page 506 and re-recorded in Book 10258, Page 142, Register's Office for Davidson County, Tennessee; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

BEING unimproved ☐
Improved ☒ property known as: 1608 Crosswind Place, Nashville, TN, 37211.

(House Number) (Street) (City or Town) (State) (Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors 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 successors 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 WHEREOF, our hand, this 9th day of June, 2005.

Emily S. Jones

EMILY S. JONES

David A. Jones

DAVID A. JONES

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 **EMILY S. JONES AND HUSBAND DAVID A. JONES**, the bargainor(s), 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 Brentwood, Tennessee, this 9th day of June, 2005.

SCOTT D. WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 03/31/07

Notary Public