Book 1986

1789

WARRANTY DEED



Davidson County DEEDWARR
Recvd: 07/07/05 11:47 2 pgs
Fees:13.00 Taxes:329.26

20050707-0078282

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $88,988.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF JUNE, 2005.

Notary Public

MY COMMISSION EXPIRES: May 28, 2006.

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 109 Kenner Avenue, Nashville, TN 37205

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Farrah B. Parrott	Bank of America	52-13B-56
(NAME)	(NAME)	
2328 Benay Road	P.O. Box 9000	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Getzville, NY 14068-9000	
(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, The Estate of Angela M. Jones, by Bobby M. Jones, Administrator, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Farrah B. Parrott, an unmarried woman, 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. 94 on the Plat of Units 85-95, 107 & 108, Condominium site Plan, Phase II-C, Section 1 on the Plan of River Glen, Planned Unit Development, plan of record in Plat Book 7900, Pages 233 and 234, amending Plat Book 6900, Pages 650 and 651, all reference of record in the Register of Deeds Office for Davidson County, to which plan references are hereby made for a more complete detailed description.

Being the same property conveyed to Angela M. Jones, unmarried, from Christy Marie Johnson by Warranty Deed date July 30, 1998, of record in Book 11046, Page 271, Register's Office for Davidson County, Tennessee. The said Angela M. Jones, having since died intestate, leaving Bobby M. Jones to sign as Administrator for the Estate of Angel M. Jones.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as 2328 Benay Road, Nashville, TN 37214

(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 my hand this 30th day of June, 2005.

The Estate of Angela M. Jones
By Bobby M. Jones, Administrator

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Bobby M. Jones with whom I am personally acquainted, or (proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Administrator of The Estate of Angela M. Jones and that he as such Administrator executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 30th day of June, 2005.

Commission expires: May 28, 2006

Beth Triplett Notary Public

