Davidson County DEEDWARR
Recvd: 07/11/05 08:54 2 pg
Fees:13.00 Taxes:296.00

20050711-0079648

File No. [redacted]0689

WARRANTY DEED

STATE OF TN
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $80,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24TH DAY OF JUNE, 2005.

Notary Public

MY COMMISSION EXPIRES: 2.8.07 (AFFIX SEAL)

CARLA R. DILLARD NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title
1630 NW Broad Street, Suite 100
Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William O. Jones	First Horizon Home Loan Corporation	092-03-0-64
(NAME) 2240 Meharry Blvd.	(NAME) 5901 College Blvd., 3rd Floor	
(ADDRESS) Nashville, TN 37208	(ADDRESS) Overland Park, Kansas 66211	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, Johnnie R. L. Gooch Jr, , HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO William O. Jones and wife, Debra E. Jones, HEREINAFTER CALLED THE GRANTEE(S), HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 33 on the Plan of the Subdivision of Lot No. 5 in Mrs. Elizabeth Harding's Plan of record in Book 57, Page 67, Register's Office for Davidson County, Tennessee.

Said Lot No.33 fronts 50 feet on the northerly margin of Meharry Boulevard and extends back between parallel lines 182 feet to an alley.

Being the same property conveyed to Johnnie R. L. Gooch Jr., a single person by Assumption Warranty Deed dated October 3, 1983 from John J. Waller, Jr., unmarried and Brownie Mae Waller, unmarried, as tenants in common of record in Book 6177, Page 481, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 2240 Meharry Blvd., Nashville, TN 37208
(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), HIS 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), HIS 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 24th day of June, 2005.

Johnnie R. L. Gooch Jr

STATE OF ~~TN~~ CA

COUNTY OF ~~DAVIDSON~~ LOS ANGELES

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Johnnie R. L. Gooch Jr, who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this ~~24th~~ 23RD day of June, 2005.

Commission expires: ~~FEB~~ 26.2009

Judy Bollier

Notary Public

File Number: [redacted]0689

RETURN TO:

Cumberland Title

1630 NW Broad Street, Suite 100

Murfreesboro, TN 37129

JUDY BOLLIER
COMM. #1555149
NOTARY PUBLIC - CALIFORNIA
LOS ANGELES COUNTY
My Comm. Expires Feb. 26, 2009