WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/21/05 09:00 2 pgs
Fees:13.00 Taxes:1026.75
20050721-0084695

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$277,500.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **8TH DAY OF JULY, 2005.**

Notary Public

MY COMMISSION EXPIRES: **July 19, 2008.**

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
ESQUIRE TTLE AND ESCROW, INC., 30 Burton Hills Blvd. Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
MICHAEL E. MILLARD	SunTrust Mortgage, Inc.	**83-9-271**
(NAME)	(NAME)	
1414 CALVIN AVENUE	901 Semmes Avenue	
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37206	Richmond VA 23224	
(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, **RYAN S. JONES, SR. and ANGELA JONES, husband and wife**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MICHAEL E. MILLARD and LESLIE B. MILLARD, husband and wife**, 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:

LAND IN DAVIDSON COUNTY, TENNESSEE BEING LOT NO. 8 ON THE PLAN OF WEBB AND JOHNSON'S SUBDIVISION OF RECORD IN PLAT BOOK 57, PAGE 131, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO RYAN S. JONES, SR, A MARRIED MAN, BY DEED FROM S. WENDY FERGUSON AND SALLY W. SWAN, BOTH UNMARRIED, OF RECORD IN INSTRUMENT NO. 20020618-0073648, REGISTER'S OFFICE FOR DAVIDSON COUNTY,TENNESSEE.

unimproved ☐

This is improved ☒ property, known as **1414 CALVIN AVENUE, NASHVILLE, TN 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 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 **8th day of July, 2005.**

By Karen Hoff Power of Attorney

Ryan S. Jones Sr

RYAN S JONES, SR., BY: KAREN HOFF, POWER OF ATTORNEY

Angela Jones By Karen Hoff

ANGELA JONES, BY: KAREN HOFF, POWER OF ATTORNEY

Power of Attorney

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, of State and County aforesaid, personally appeared **KAREN HOFF**, with whom I am personally acquainted, and who, upon oath, acknowledged herself to be **Attorney-In-Fact** for **RYAN S. JONES, SR. AND ANGELA JONES, husband and wife,** and proved to be the person who executed the foregoing instrument for the purpose therein contained, and that she executed the same as her free act and deed.

Witness my hand and official seal at **Nashville**, Tennessee this **8th day of July, 2005.**

Commission expires: **July 19, 2008**

JUSTIN D. TATUM Notary Public

