File No. 250701258

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/03/05 13:51 2 pgs
Fees:13.00 Taxes:529.10

20050803-0091119

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $143,000.00

Duncan E. Collier
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF JULY, 2005

Notary Public

MY COMMISSION EXPIRES: 7/21/07 (AFFIX SEAL)

WILLIAM D. NEWMAN JR. NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title
505 E. Main Street
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Duncan E. Collier	SunTrust Mortgage, Inc.	083-16-0-029.00
(NAME) 2518 Brittany Drive	(NAME) 201 Fourth Avenue N	
(ADDRESS) Nashville, TN 37206	(ADDRESS) Nashville, Tennessee 37219	
(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, We,

Enoch Lee Jones and wife, Lee Thelma Jones,

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Duncan E. Collier, unmarried,

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:

Land in Davidson County, Tennessee, being Lot No. 6 on the Plan of Eastland Acres, Section 7, as of record in Book 2330, Page 166, Register's Office for said County, described as follows:

Beginning on the southeasterly margin of Brittany Drive at the corner of Lots Nos. 5 and 6; thence with the line between said two lots, southeastwardly 177.3 feet; thence South 17 deg. 25' West 210.5 feet to the northerly margin of Longfield Avenue; thence with same northwesterly 212.06 feet to the beginning of a curve; thence around said curve having a radius of 25 feet northeasterly 35.44 feet to the southeasterly margin of Brittany Drive; thence with same northeasterly 167.95 feet to the beginning.

Being the same property conveyed to Enoch Lee Jones and wife, Lee Thelma Jones by deed from HERBERT N. JOHNSON, JR. of record in Deed Book 6109, page 846, Register's Office for said County.

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 2518 Brittany Drive, 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 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 29th day of July, 2005.

Enoch Lee Jones

Lee Thelma Jones

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Enoch Lee Jones and wife, Lee Thelma Jones, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 29th day of July, 2005.

Commission expires: 2-1-04

Notary Public

STACEY FRYE
NOTARY PUBLIC AT LARGE
MACON CO., TENNESSEE

File Number: 250701258

RETURN TO:
Cumberland Title
505 E. Main Street
Hendersonville, TN 37075