File No [redacted]01493

WARRANTY DEED

RECORD AND RETURN TO:
CLOSING & TITLE SERVICES, INC.
533 RIVERGATE PARKWAY
GOODLETTSVILLE, TN 37072

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $148,000.00

Judi Crabtree
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF NOVEMBER, 2005.

LARRY D. CRAIG NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TN

Notary Public

My Commission Expires FEB 10, 2008 EXPIRES 2-10-08

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title
13018 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

Davidson County DEEDWARR
Recvd: 11/22/05 15:29 2 pgs
Fees:13.00 Taxes:547.60
20051122-0141296

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Peggy J. Hinton	Peggy J. Hinton AMERICAN HOME MORTGAGE	
(NAME) 2945 Harbor Lights Drive	(NAME) 520 BROADHOLLOW ROAD	MAP/PARCEL 136.05-0A-034.00-CO
(ADDRESS) Nashville, TN 37217	(ADDRESS) MELVILLE NY 11747	
(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, **Jack Jones, a married man and Wife, Kateena Jones**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Peggy J. Hinton, a single woman**, HEREINAFTER CALLED THE GRANTEE(S), HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 130 on the Plan of BAYVIEW ESTATES, Phase One, as of record in Plat Book 9700, Page 920, 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 Jack Jones, a married man by deed from Secretary of Housing and Urban Development of record in Instrument No. 200509260115258, Register's Office for said County. And re-recorded to correct derivation clause October 31, 2005 in Instrument No. 200510310131140, Register's Office of Davidson County.

Kateena Jones joins in this conveyance to convey any and all rights she may have in this property.

Easement as shown of record in Deed Book 3708, Page 237, Deed Book 7830, Page 233, Deed Book 10085, Page 576 and Deed Book 11271, Page 163, Register's Office for said County.

Bell South Easement as shown of record in Deed Book 11762, Page 271, Register's Office for said County.

Landscape Agreement as set out in Deed Book 10339, Page 298, Register's Office for said County.

By-Laws as shown of record in Deed Book 10323, Page 86, Register's Office for said County.

Restrictive Covenants of record in Deed Book 10323, Page 55, Deed Book10727, Page 268, Deed Book 11019, Page 911, Deed Book 11251, Page 126 and Deed Book 11271, Page 163, Register's Office of said County.

This conveyance is subject to any and all existing easements and restrictions of record. *20051122-0141295

JACK JONES executes this instrument as Attorney in Fact for Kateena Jones pursuant to power of attorney of record in Instrument No. *, RODCT.

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 2945 Harbor Lights Drive, Nashville, TN 37217

(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/her/their 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/her/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/our hand(s) this 18th day of November, 2005.

Jack Jones

Kateena Jones
By Jack Jones ATTORNEY-IN-FACT

STATE OF TENNESSEE

COUNTY OF WILSON

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

Witness my hand and official seal at Mt. Juliet, ~~Tennessee~~, this 11/18/2005.

My Commission Expires:
EXPIRATION DATE: 10-12-08

, Notary Public

WILSON COUNTY STATE OF TENNESSEE NOTARY PUBLIC KIMIE PERRY

STATE OF Tennessee
COUNTY OF Wilson

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Jack Jones, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is in, pursuant to Power of Attorney of record in Book _____, Page _____, Registers Office for Davidson, the **Attorney-in-Fact** of Kateena Jones (herein called the "**Maker**"), or a constituent of the **Maker** and is authorized by the **Maker** or by its constituent, the constituent being authorized by the **Maker**, to execute this instrument as the free act and deed of the **Maker** on this 11/18/2005.

My Commission Expires:.
EXPIRATION DATE: 10-12-08

, Notary Public.

WILSON COUNTY STATE OF TENNESSEE NOTARY PUBLIC KIMIE PERRY

File Number: 251001493

RETURN TO:
Cumberland Title
13018 Lebanon Road, Suite 100
Mt. Juliet, TN 37122