PLEASE RECORD AND RETURN TO:
THIS INSTRUMENT PREPARED BY:
FORSYTHE TITLE AND ESCROW
113 SHIVEL DRIVE
HENDERSONVILLE, TN 37075

This instrument prepared by:
**Brenda Lehman**, an employee of
**First American Title Insurance Company**
**Six Cadillac Drive, Suite 190**
**Brentwood, Tennessee 37027**
**(615)371-8999**

File No.: **2120-1034987**

Davidson County DEEDWARR
Recvd: 12/21/05 10:58 3 pgs
Fees:18.00 Taxes:443.63

20051221-0152823

# WARRANTY DEED

**THIS INDENTURE,** made and entered into this **December 16, 2005**, by and between **Joan M. Jones, unmarried**, parties of the first part, and **Jonathan Williams and wife, Shamecca Williams**, party of the second part,

**WITNESSETH:** This for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of **Nashville**, County of **Davidson**, State of **Tennessee**, to wit:

**A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:**

**BEING LOT NO. 744, ON THE PLAN OF PARKWOOD ESTATES, SECTION 4, OF RECORD IN BOOK 3300, PAGES 79 AND 80, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.**

**BEING THE SAME PROPERTY CONVEYED TO JOAN M. JONES, UNMARRIED BY WARRANTY DEED FROM ALAN D. GOODWIN AND WIFE, ELAINE C. GOODWIN, RECORDED THE 28TH DAY OF FEBRUARY, 1995 IN DEED BOOK 9605, PAGE 774, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.**

This conveyance is made subject to:
**(1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.**

Parcel ID # **050-10-0 036.00**
**X** Improved OR
Unimproved property located at: **3229 Healy Court, Nashville, Tennessee 37207**

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the aforedescribed real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part of the day and year first above written.

Joan Jones

Joan Jones

STATE OF **Tenneessee**

COUNTY OF **WILLIAMSON**

Before me, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Joan Jones** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as **her** free Act and Deed.

Witness my hand and Notarial Seal this **December 16, 2005.**

Brenda R Lehman

Notary Public

My Commission Expires: 3/10/07

Brenda R. Lehman
Notary Public At Large
Williamson County, Tennessee

**********

Owner's Name: **Jonathan Williams and Shamecca Williams**

and Address: **3229 Healy Court**
**Nashville, TN 37207**

Mail tax bills to, (Person or Agency responsible for payment of taxes)

new owner

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $**119,900.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Brenda Shelby
Affiant

Subscribed and sworn to before me this **December 16, 2005.**

Amanda Still
Notary Public

My Commission Expires: 4/22/08

AMANDA STILL
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TENNESSEE