File No. 20050313

WARRANTY DEED

RACHEL ATKINSON NOTARY PUBLIC SUMNER COUNTY STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $95,294.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF DECEMBER, 2005.

Notary Public

MY COMMISSION EXPIRES: 10/07/2009

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sumner Title & Escrow, LLC, 131 Indian Lake Boulevard, Suite 200, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Alec Jones	New Owner	96-13-126.00
(NAME)	(NAME)	
2885 Lyncrest Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214		
(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, Gether A. Justice and wife, Jane Ellen Justice, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Alec Jones, a single man, 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:

Being Lot No. 19 on the Plan of Happy Acres, as of record in Plat Book 2331, Page 63, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Gether A. Justice and wife, Jane Ellen Justice by deed from James E. Sweeney, Individually and Executor of the Estate of John D. Hill, dated October 30, 1997, of record in Book 10682, page 129, Register's Office, Davidson County, Tennessee.

Jimmy R. Justice executes this instrument on behalf of Gether A. Justice and wife, Jane Ellen Justice pursuant to Power of Attorney(s) recorded simultaneously herewith of record in Instrument No. 20051227-0153241, said Register's Office.

THIS IS NOT THE PRINCIPAL RESIDENCE OF THE GRANTOR.

unimproved ☐

This is improved ☒ property, known as 2885 Lyncrest Drive, Nashville, TN 37214

(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 16th day of December, 2005.

Gether A. Justice

BY: Jimmy R. Justice, Attorney-in-Fact

Jane Ellen Justice

BY: Jimmy R. Justice, Attorney-in-Fact

Davidson County DEEDWARR
Recvd: 12/27/05 08:11 2 pgs
Fees:13.00 Taxes:352.59
20051227-0153242

File No. 20050313

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Randy Justice with whom I am personally acquainted and who acknowledged that he executed the within instrument on behalf of Gether A. Justice and wife, Jane Ellen Justice as their Attorney in Fact as the free act and deed of the within named Gether A. Justice and wife, Jane Ellen Justice.

Witness my hand and official seal this 16th day of December, 2005.

Commission expires: October 7, 2009

Rachel Atkinson — Notary Public

RACHEL ATKINSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

AFTER RECORDING RETURN TO:

Nashville Title Insurance