WARRANTY DEED

AMY LEATHERS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Davidson County DEEDWARR
Recvd: 05/04/06 14:01 2 pgs
Fees:13.00 Taxes:727.05

20060504-0052112

STATE OF TENNESSEE
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$196,500.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE **27TH DAY OF APRIL, 2006.**

Notary Public

MY COMMISSION EXPIRES: 9/30/08

(AFFIX SEAL)

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
SHERON D. DONAHUE	NEW OWNER	**172-12-B-236 CO**
(NAME)	(NAME)	
6109 BRADFORD HILLS DRIVE		
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37211		
(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, **MARC STUART JONES, AND SPOUSE, GRETCHEN L. JONES**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SHERON D. DONAHUE, a single person**, 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. 298 ON THE PLAN OF SECTION TEN, BRADFORD HILLS OF RECORD IN BOOK 7900, PAGE 495 REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO MARC STUART JONES AND SPOUSE, GRETCHEN L. JONES BY DEED FROM TERRY R. JONES AND WIFE, DOLORES C. JONES OF RECORD IN INSTRUMENT NO. 20020102-0000340 DATED DECEMBER 28, 2001 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ☐

This is improved ☒ property, known as **6109 BRADFORD HILLS DRIVE, NASHVILLE, TN 37211**

(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 **27th day of April, 2006.**

MARC STUART JONES

GRETCHEN L. JONES

STATE OF **TENNESSEE**

COUNTY OF **DAVIDSON**

Before me, the undersigned, of State and County aforesaid, personally appeared **SHERON D. DONAHUE, a single person** with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the person who executed the foregoing instrument for the purpose therein contained, and that he executed the same as his free act and deed.

Witness my hand and official seal at **Nashville**, Tennessee this **27th day of April, 2006.**

Commission expires: **July 19, 2008**

I. DYKE TATUM

Notary Public