WARRANTY DEED



STATE OF Tennessee
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $45,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF AUGUST, 2006.

Heidi Jo Clayton
Notary Public

MY COMMISSION EXPIRES: .
(AFFIX SEAL) 72309

BOX 13
12125

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3354 Perimeter Hill Dr. Ste. 142
Nashville, Tennessee 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jillian Etherington	New owner	133-57
(NAME)	(NAME)	
1817 Jefferson Street		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208		
(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, Roy S. Jones, unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jillian Etherington, unmarried, 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:

Two tracts of land in the 5th, formerly the 7th Civil District of Davidson County, Tennessee, as follows;

FIRST TRACT: Beginning in the center of Thompson Road at a point, the northeast corner of the second tract of land conveyed to M.G. Height, by deed from Davidson County, Tennessee, of record in Book 833, page 777, Register's office for said county; thence with the center of said road, south 62 degrees east 4.9 poles to the northwest corner of the property conveyed to E.B. Woodroof and wife, by deed from T. F. Woodroof and wife, of record in Book 1166, page 27, said Register's Office, thence south 75 degrees, west 16 poles to a point in the easterly line of the Height Property; thence with height's easterly line north 49 ¾ degrees east 12.9 poles to the beginning.

SECOND TRACT: Beginning in the center of the Thompson Road at Water's Edge on the East Bank of the west fork of Mill Creek; thence with the center of said road, south 62 degrees east 8 poles to the northwest corner of the property conveyed to H.G. Height, by deed from Davidson County, Tennessee, of record in Book 900, page 711, said Register's Office; thence south 49 ¾ degrees west 13.7 poles to a hackberry; thence south 25 ¼ degrees west 21.6 poles to a stake 3 feet east of a persimmon; thence north 69 ¾ degrees west 4 poles more or less, to the water's edge of said creek; thence down said creek with its meanders to the beginning.

Being the same property conveyed to Richard A. Jones, trustee, with full power to sell, transfer, mortgage or convey without joinder of beneficiary by deed from Roy Conway Flowers of record in Book 4450, Page 646, Register's Office for Davidson County, Tennessee.

INCLUDED IN THE ABOVE BUT SPECIFICALLY EXCLUDED THEREFROM is that portion thereof decsribed in the Deed from Richard A. Jones, Trustee to Metropolitan Government of Nashville and Davidson County of record in Book 7019, Page 559, said Register's Office.

Being the same property conveyed to Roy S. Jones, by deed of record in Instrument No. 20060727-0091111, Register's Office for Davidson County, Tennessee.

Davidson County DEEDWARR
Recvd: 08/24/06 14:49 2 pgs
Fees:13.00 Taxes:166.50

20060824-0104778

This conveyance is subject to any and all existing restrictions and easements of record.

This has never been the marital residence of the grantor's spouse.

unimproved ☐

This is improved ☒ property, known as 450 Paragon Mills Road, 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 my hand this 21st day of August, 2006.

Roy S. Jones

STATE OF Tennessee

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Roy S. Jones 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 purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee this 21st day of August, 2006.

Commission expires:

72509

Notary Public

