# WARRANTY DEED

PLEASE RETURN TO:
AMTITLE & ESCROW, LLC
515 RIVERGATE PARKWAY, SUITE #111
GOODLETTSVILLE, TN 37072

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 24, 2007

STATE OF TENNESSEE
COUNTY OF DAVIDSON

20B

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $263,000.00

Doris Coley
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19TH DAY OF SEPTEMBER, 2006.

Mary Birdwright
Notary Public

MY COMMISSION EXPIRES: 11/24/07
(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 |
|---|---|---|
| **John T. Jones** | **SAME AS NEW OWNER** | **15-92** |
| (NAME) | (NAME) | |
| **2701 Morgan Road** | | |
| (ADDRESS) | (ADDRESS) | |
| **Joelton, TN 37080** | | |
| (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, **James M. Hall, Sr. and wife, Nancy B. Hall**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **John T. Jones and Paula F. Jones, husband and wife**, 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:

Please see Exhibit "A" for Legal Description attached hereto and made a part thereof.

unimproved ☐

This is improved ☒ property, known as **2701 Morgan Road, Joelton, TN 37080**
(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 **19th day of September, 2006.**

James M. Hall, Sr.
**James M. Hall, Sr.**

Nancy B. Hall
**Nancy B. Hall**

Davidson County DEEDWARR
Recvd: 09/21/06 13:10 3 pgs
Fees:18.00 Taxes:973.10

20060921-0117218

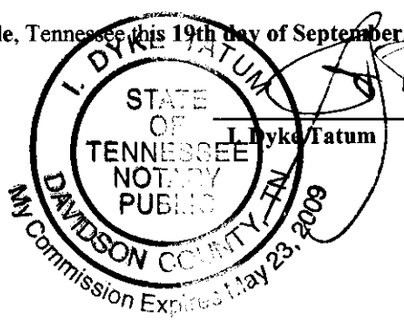
STATE OF **TENNESSEE**

COUNTY OF **DAVIDSON**

Before me, the undersigned Notary Public, of State and County aforesaid, personally appeared **James M. Hall, Sr. and wife, Nancy B.,** with whom I am personally acquainted, and who, upon oath, acknowledged themselves to the persons who executed the foregoing instrument for the purpose therein contained, and that they executed the same as their free act and deed.

Witness my hand and official seal at **Nashville**, Tennessee, this **19th day of September, 2006.**

Commission expires: **May 23, 2009**




**I. Dyke Tatum** Notary Public

EXHIBIT "A", LEGAL DESCRIPTION

LAND in the 14th Civil District of Davidson County, Tennessee, as follows:

BEGINNING at a point in the center line of Morgan Road at the Northwesterly corner of the property conveyed to Russell H. Gentry, et ux by deed from Edd E. Felts, et ux, of record in Book 3129, Page 393, Register's Office for Davidson County, Tennessee; thence, with Gentry's Westerly property line S 2 degrees 50' W 740.5 feet to an iron pin in the Northwesterly line of the property conveyed to William K. Jones, et ux, by deed from Artie G. Brooks, of record in Book 4229, Page 144, said Register's Office; thence with Jones Northwesterly property line S 65 degrees W 252.0 feet to an iron pin at the Southeasterly corner of the property to H. B. Butterworth, et ux, by deed from Edd E. Felts, et ux of record in Book 3033, Page 369, said Register's Office; thence with Butterworth's Easterly property line N 2 degrees E 735 feet to a point in the corner line of Morgan Road; thence with the center line of said road, N 65 degrees E 264.0 feet to the point of beginning, containing 3.88 acres, more or less.

Being the same property conveyed to James M. Hall, Sr. and wife, Nancy B. Hall by Warranty Deed dated December 18, 1986, from James E. Alford and wife, Jessie Delores Alford, of record in Book 7079, Page 228, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for the year 2006, and subsequent years, easements and restrictive covenants of record.