WARRANTY DEED



STATE OF TN
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $100,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13TH DAY OF OCTOBER, 2006.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL) 72509

BOX 13 # 12129

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
Neacole M. O'Neal	Regions Mortgage Imaging Center	59-13-151
(NAME)	(NAME)	
280 Haynes Park Drive	601 S. Court	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218	Montgomery, AL 36104	
(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, David Jones III, unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Neacole M. O'Neal, MARRIED 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. 48, on the Plan of Haynes Park Subdivision, Section 3, of record in Book 4460, Page 185, Register's Office for Davidson County, Tennessee.

Said Lot No. 48 fronts 81 feet on the easterly side of Haynes Park Drive and runs back between lines 127.11 feet on the southerly side and 126.28 feet on the northerly side, to a line at the rear on which it measures 81.01 feet thereon.

Being the same property conveyed to David Jones III, by deed of record in Instrument No. 20040908-0108848, Register's Office for Davidson County, Tennessee.

This instrument is executed on behalf of David Jones III by Tabitha Beasley as his Attorney In Fact pursuant to recorded Power of Attorney of record in Instrument No. 20061019-0129993, in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 280 Haynes Park Drive, Nashville, TN 37208

(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.

Davidson County DEEDWARR
Recvd: 10/19/06 13:40 2 pgs
Fees:13.00 Taxes:370.00
20061019-0129994

Witness my hand this 13th day of October, 2006.

David Jones III

David Jones III

By Tabitha C Beasley
his Atty in fact

STATE OF TN

COUNTY OF DAVIDSON

On this the 13th day of October, 2006, before me personally appeared Tabitha Beasley, the person who executed the foregoing instrument on behalf of David Jones III and who acknowledged that Tabitha Beasley executed the same as the free act and deed of the said David Jones III, through Power of Attorney granted Tabitha Beasley by the said David Jones III.

Witness my hand and official seal at Nashville, Tennessee this 13th day of October, 2006.

Commission expires:

7/25/09

Heidi Jo Clayton

Notary Public

