WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $92,300.00

E. Ward
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF DECEMBER, 2006.

Dana Delworth
Notary Public

MY COMMISSION EXPIRES: 01/24/2009
(AFFIX SEAL)

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Davidson County DEEDWARR
Recvd: 12/12/06 13:00 2 pgs
Fees:13.00 Taxes:341.51

20061212-0153339

THIS INSTRUMENT WAS PREPARED BY
Jack Case Wilson Title Associates, LLC
3931-A Gallatin Pike
Nashville, Tennessee 37216

D-0868

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Peter Jones	Peter Jones	072-10-0 238.00
(NAME)	(NAME)	
1311 Monetta Avenue	1311 Monetta Avenue	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Nashville, TN 37216	
(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, Christopher J. Willis and Patricia F. Willis, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Peter Jones, 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:

TRACT NO. 1:

A lot or parcel of land in the 11th, formerly 16th, Civil District of Davidson County, Tennessee, described as follows:

Beginning on the northerly margin of Moneta Street (correctly, Monetta Avenue), at a point 206 feet east of the easterly margin of Northview Avenue, said point being the southeast corner of the property conveyed to H. E. Carrier and wife by deed from E. B. Racker and wife, of record in Book 607, Page 384, Register's Office for said county; thence, with said Carrier's easterly line northwardly 220 feet more or less, to the southwest corner of the property conveyed to E. P. Trotter and wife, by deed from E. B. Racker and wife, of record in Book 641, Page 346, said Register's Office; thence, with said Trotter's southerly line, eastwardly 42 feet; thence southwardly 220 feet more or less to the northerly margin of Moneta Street (correctly, Monetta Avenue),; thence, with the same westwardly 42 feet to the beginning.

TRACT NO. 2:

Land in the 11th, formerly the 10th, Civil District of Davidson County, Tennessee, being a part of the Old Litton Tract or Land, describes as follows:

Beginning on the northerly margin of Moneta Avenue (correctly, Monetta Avenue), 90 feet easterly from the southeast corner of the property conveyed to L. S. Vivrette et al by deed from Crockett W. Smith and wife, of record in Book 989, Page 73, Register's Office for said county; thence, northerly and parallel to Vivrette's westerly line 200 feet to a point; thence, easterly and parallel to Moneta Avenue (correctly, Monetta Avenue), 10 feet to the line between Vivrette and Frazer; thence southerly along the line between Vivrette and Frazer 200 feet to a point in the northerly margin of Moneta Avenue (correctly, Monetta Avenue); thence, westerly, along said northerly margin of Moneta Avenue, 10 feet to the point of beginning.

BEING all of the same property conveyed to Christopher J. Willis and Patricia F. Willis, husband and wife, by Warranty Deed dated 09/29/2004 from Don E. Malone and Jimmy Malone and Jerry Malone and Tammy Tune and Carolyn Duncan, sole heirs of Irene T. Malone, deceased, of record in Instrument No. 20041006-0120243, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 1311 Monetta Avenue, Nashville, TN 37216

(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 1st day of December, 2006.

Christopher J. Willis

Patricia F. Willis

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 Christopher J. Willis and Patricia F. Willis the bargainor (s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 1st day of December, 2006.

Commission expires: 01/24/07

Dana Delworth Notary Public

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:

Jack Case Wilson Title Associates, LLC
3931-A Gallatin Pike
Nashville, Tennessee 37216