File No. 2703001 19

WARRANTY DEED

HUGH B SHOULDERS, JR
STATE OF TENNESSEE NOTARY PUBLIC
COMM. EXP. 7-8-8
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $122,750.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF MARCH, 2007.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Jerry Kennon, Attorney
Cumberland Title
216 Centerview Drive, Suite 139
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Anthony E. May	New Owner	095-12-0-167.00
(NAME)	(NAME)	
2757 Airwood Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Japeth A. Jones and wife, Amelia C. Jones,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Anthony E. May, a single person,** HEREINAFTER CALLED THE GRANTEE(S), HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING Lot No. 1, Lakeland, Section II, Phase I, as shown by plat of record in Book 6250, Page 983, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Japeth A. Jones and wife, Amelia C. Jones by Warranty Deed from David W. Buchanan and wife, Nicole S. Buchanan, dated December 30, 2004, and of record in Instrument No. 20050112-0004487, Register's Office for said County.

Subject to all matters as set forth per Book 6250, Page 983, Register's Office of said County.

Sanitary Sewer Easements as shown of record in Book 4286, Page 864, Book 4754, Page 522 and Book 4925, Page 65, Register's Office for said County.

Restrictive Covenants of record in Book 7397, Page 831, Register's Office of said County.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 2757 Airwood Drive, Nashville, TN 37214
(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 GRANTEE(S), HIS heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), HIS 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: 03/28/07 09:49 2 pgs
Fees:13.00 Taxes:454.18

20070328-0036916

Witness my/our hands this 26th day of March, 2007.

Japeth A. Jones

Amelia C. Jones

STATE OF ~~TENNESSEE~~ TEXAS

COUNTY OF ~~WILLAMSON~~ DALLAS

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Japeth A. Jones and wife, Amelia C. Jones the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this ~~26th~~ 22nd day of March, 2007.

Commission expires:

SARA SPEELMAN
MY COMMISSION EXPIRES
February 12, 2008

Notary Public

File Number: ~~270300119~~

~~RETURN TO:~~

Cumberland Title
216 Centerview Drive, Suite 139
Brentwood, TN 37027

Return to:
Infinity Title, LLC
402 BNA Dr. #401
Nashville, TN 37217