Davidson County DEEDWARR
Recvd: 04/25/07 12:15 2 pgs
Fees:13.00 Taxes:1032.30

20070425-0049334

BOX 50-B

PREPARED BY: RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

**STATE OF TENNESSEE**
**COUNTY OF WILLIAMSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $279,000.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 20th day of April, 2007.

Notary Public

My Commission Expires: May 24 2008

R. L. MOORE
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN

**WARRANTY DEED**

**THIS INSTRUMENT WAS PREPARED BY**

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Carrie Barnes

4803 Nevada Avenue
Nashville, Tennessee 37209

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:

91-15-319

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Laurie V. Jones, married,* hereinafter referred to as Grantors, hereby transfers and conveys to Carrie Barnes, **unmarried,** hereinafter referred to as Grantees, their heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee described as follows, TO WIT:

BEING Lot No. 704 of Block No. 32 on the Plan of Charlotte Park Company's First Addition to West Nashville of record in Book 57, Page 103, 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 Laurie V. Jones by Warranty deed from Joe E. Meadows and wife, Fannie Meadows of record in Instrument No. 200005030044598, Register's Office for Davidson County, Tennessee.

*Elizabeth Gerlach Jones, wife of Laurie V. Jones, joins in this instrument to convey any and all interest she has in said property.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2007 and subsequent years, a lien, but not yet due and payable.

Subject to all matters as set forth per Plat Book 57, Page 103, Register's Office of said County.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

County and/or City taxes for the year 2007, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 4803 Nevada Avenue, Nashville, TN 37209.

**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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 20th day of April, 2007.

Laurie V. Jones

Elizabeth Gerlach Jones

**STATE OF TENNESSEE**
**COUNTY OF WILLIAMSON**

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Laurie V. Jones and Elizabeth Gerlach Jones, with whom I am personally acquainted, and who acknowledged the execution of the within instrument for the purpose therein contained.

Witness my hand and official seal this 20th day of April, 2007.

Notary Public

My Commission Expires: 10/10/09

DONALD R. BARRETT, JR. STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

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