WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/07/07 14:10 2 pgs
Fees:13.00 Taxes:587.93

20070607-0068483

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $158,900.00

Deborah L Cable
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE _____ DAY OF JUNE, 2007.

E. Mannix
Notary Public

MY COMMISSION EXPIRES: 11-22-10
(AFFIX SEAL)

E. MANNIX STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 109 Kenner Avenue, Nashville, TN 37205

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Elizabeth Jones	New Owner	172080A03800CO
(NAME)	(NAME)	
412 Paulson Court		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(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, Robert S. Lomax, unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Elizabeth 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:

* an unmarried woman

LAND in Davidson County, Tennessee, being lot No. 38 on the Plan of Section Two-B, Hunter's Branch of record in Plat Book 6900, Page 336, register's office for Davidson County, Tennessee.

SAID Lot No. 38 fronts 26.21 feet on the westerly margin of Paulson Court and extends back 110.97 feet thereon, more or less.

Being the same property conveyed to Robert S. Lomax, unmarried, by Warranty Deed dated January 6, 2006 from Jon C. Auslander-Price f/k/a Jon C. Price and Alana Auslander-Price f/k/a Alana Auslander of record in Instrument No. 20060113-0005570, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as 412 Paulson Court, Antioch, TN 37013

(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 my hand this 5th day of June, 2007.

Robert S. Lomax

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 Robert S. Lomax, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 5th day of June, 2007.

Commission expires:

Notary Public