This instrument prepared by:
Lehman Land Title, Inc.
6 Cadillac Drive Suite 190
Brentwood, TN 37027
(615) 371-8999

Davidson County DEEDWARR
Recvd: 11/21/07 11:49 2 pgs
Fees:13.00 Taxes:444.00
20071121-0136338

File No.: **3567**

WARRANTY DEED

THIS INDENTURE, made and entered into this **November 15, 2007** ,by and between **The Estate of Mary Frances Edwards Jones**, parties of the first part, and **Robert B. Farrell and wife, Jayne Farrell**, party of the second part,

WITNESSETH: This for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of **Nashville**, County of **Davidson**, State of **Tennessee**, to wit:

LAND IN THE 6TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 15 ON THE PLAN OF GLENCLIFF ESTATES, SECTION ONE, AS OF RECORD IN BOOK 1130, PAGE 56, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO HERBERT F. JONES AND WIFE, FRANCES EDWARDS JONES BY WARRANTY DEED FROM FRANCES EDWARDS JONES, RECORDED ON THE 11TH DAY OF DECEMBER, 1956 IN BOOK 2603, PAGE 533, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. Herbert F. Jones and Mary Frances Edwards Jones have since passed away. Herbert F. Jones having pre-deceased Mary Frances Edwards Jones. Mary Frances Edwards Jones having died testate. Will probated under docket No. 07P-437

This conveyance is made subject to: (1) Taxes which have been prorated and assumed by Grantee; (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 governmental and zoning regulations.

Parcel ID # **119-08-0-078.00, 119-8-78**
☒ Improved OR
☐ Unimproved property located at: **727 Currey Road, Nashville, TN 37217**

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the aforedescribed real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part of the day and year first above written.

The Estate of Mary Frances Edwards Jones

By: Brian A. Edwards / Executor
Brian A. Edwards, Executor

STATE OF **Tennessee**

COUNTY OF **Williamson**

Before me, the undersigned a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Brian A. Edwards, Executor for The Estate of Mary Frances Edwards Jones** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as his/her free Act and Deed.

Witness my hand and Notarial Seal this 15th day of November, 2007.

Brenda R Lehman
Notary Public

My Commission Expires: 3/12/2011

BRENDA R. LEHMAN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

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Owner's Name: **Robert B Farrell and Jayne Farrell**

and Address: **727 Currey Road, Nashville, TN 37217**

Mail tax bills to, (Person or Agency responsible for payment of taxes)

New Owner

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$120,000.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this **11/15/2007.**

Notary Public

My Commission Expires: 7-2410

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Return to:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212