Davidson County DEEDWARR
Recvd: 11/21/07 15:14 2 pgs
Fees:13.00 Taxes:824.73

20071121-0136551

AMY FREDRICKSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$222,900.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **16TH DAY OF NOVEMBER, 2007.**

Notary Public

MY COMMISSION EXPIRES: 8-3-10
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Blvd. Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joshua David Jones	GreenBank	**72-9-320**
(NAME)	(NAME)	
909 Carolyn Avenue	130 Concord Road	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Knoxville, TN 37934	
(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, **Audra R. Fairchild, and husband Gabriel Fairchild,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Joshua D. Jones, unmarried,** 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:

BEING LOT NO. 72 ON THE PLAN OF IRVINGTON, AS OF RECORD IN PLAT BOOK 843, PAGE 60, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH SAID PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION THEREOF.

BEING THE SAME PROPERTY CONVEYED TO AUDRA R. FAIRCHILD AND HUSBAND, GABRIEL FAIRCHILD BY DEED FROM JOHN BROWNER, OF RECORD IN INSTRUMENT NO. 20060321-0032493, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ☐

This is improved ☒ property, known as **909 Carolyn 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 **16th day of November, 2007.**

Audra R. Fairchild

Gabriel Fairchild

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, of State and County aforesaid, personally appeared **Audra R. Fairchild, and husband Gabriel Fairchild** with whom I am personally acquainted, and who, upon oath, acknowledged themselves to be the persons who executed the foregoing instrument for the purpose therein contained, and that they executed the same as their free act and deed.

Witness my hand and official seal at Nashville, Tennessee this 16th day of November, 2007.

Commission expires: May 23, 2009

I. Dyke Tatum Notary Public

I. DYKE TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN
My Commission Expires May 23, 2009