CLG#20080400025

THIS DOCUMENT PREPARED BY (AND AFTER RECORDING RETURN TO):
First National Financial Title Services, LLC
25 Century Blvd., Suite 203
Nashville, TN 37214
Phone 615.883.0040 • Fax: 615.883.0827
File No. N15436

Davidson County DEEDWARR
Recvd: 06/03/08 16:04 2 pgs
Fees:13.00 Taxes:736.30
20080603-0056768

Property Address:
117 Commonwealth Court, Nashville, TN 37221 ---Above This Line Reserved For Official Use Only---

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Nathan Van Zeeland and wife, Holly Van Zeeland,** hereinafter referred to as Grantors, have this day bargained and sold, and by these presents do hereby transfer and convey unto **Jack R. Jones,** HUSBAND **, and Cara K. Jones,** WIFE , hereinafter Grantees, the following lands and property, together with all improvements located thereon, lying in the Davidson County, Tennessee, to-wit:

Being Lot Number 165, on the Plan of Lexington Pointe, Section 1, as shown by plat of record in Instrument No. 20000830-0085624, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

AND BEING THE SAME premises conveyed to Grantors by virtue of a general warranty deed from Kern Young, a married man, dated May 9, 2003, and recorded May 27, 2003, in the Register's Office for Davidson County, Tennessee, Instrument Number 20030527-0071418.

TO HAVE AND TO HOLD same unto Grantees, and unto Grantees' heirs and assigns forever, with all appurtenances thereunto belonging.

GRANTORs do for Grantors and Grantors' heirs, personal representatives, executors and assigns forever hereby covenants with Grantee that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

Taxes for tax year 2008 shall be [X] prorated between Grantor and Grantee as of the date selected by Grantor and Grantee, or [ ] paid by Grantee, or [ ] paid by Grantor.

The property herein conveyed [ ] not a part of the homestead of Grantors and is not Grantor's marital residence, or [X] is part of the homestead of Grantors and if Grantor is married, the conveyance is joined by both Husband and Wife.

WITNESS Grantors' hands this 19th day of May, 2008.

_____ {Seal}
Nathan Van Zeeland

_____ {Seal}
Holly Van Zeeland

State of TENNESSEE
County of DAVIDSON

On this the 19th day of May, 2008, before me, the undersigned officer, personally appeared Nathan Van Zeeland and Holly Van Zeeland, known to me (or satisfactorily proven) to be the parties executing the foregoing instrument and they acknowledged that they, executed same as their free act and deed.

ROBBIN YOUNT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires November 22, 2010

_____
Notary Public

My Commission expires: _____

We hereby swear or affirm that the actual consideration for this transfer, or the value of the property, whichever is greater is $199,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
Affiant

Sworn to and subscribed before me this the 19th of May, 2008.

_____
Notary Public

My Commission expires: 01/24/09

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Name of Owner and Property Address:
Jack R. Jones and Cara K. Jones
117 Commonwealth Court

Nashville, TN37221

Phone: _____

Person Or Entity Responsible For Payment Of Taxes:

Bank of America
PO Box 35140
Louisville, KY 40202

Phone: _____

Tax Parcel ID#: 126-15-0-B 165.00 CO