PLEASE RETURN TO:
GRISSIM TITLE
2309 CRESTMOOR NASHVILLE TN 37215

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/03/08 12:28 2 pg
Fees:13.00 Taxes:351.50
20080703-0069066

File No.: 2008060003

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $95,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of June, 2008

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

DEBORAH TUBBS
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
My Commission Expires AUG. 23, 2011

THIS INSTRUMENT WAS PREPARED BY
CLG Title and Escrow Services, LLC
1222 16th Avenue South, Suite 10, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jerry Jones	REGIONS BANK LOAN SERVICING	061-00-0 024.09
(NAME)	(NAME)	
617 Ben Allen Road	PO BOX 4897	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	MONTGOMERY AL 36103-4897	
(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, I/WE, Michael G. Stewart and wife, Rose Carr Stewart (correctly known as Ruth Carr Stewart), HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jerry 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:

Land in the 12th Civil District of Davidson County, Tennessee, beginning at the corner of Lot 246, Maplewood Heights Subdivision, of record in Plat Book 547, Page 103, (said Register's Office) described as follows:

In the easterly margin of Ben Allen Road; running thence with said margin and a 360 foot radius curve a distance of 168 feet, more or less; thence north 51 degrees 30' East 266 feet, more or less; to the line of Maplewood Heights Subdivision; thence South 15 deg. East 275 feet, more or less, to the point of beginning.

Being the same property conveyed to Michael G. Stewart and wife, Rose Carr Stewart by Warranty Deed from William T. Baty dated August 31, 2006 and recorded in Instrument Number 20060908-0111557, Register's Office for Davidson County, Tennessee. This deed erroneously lists Ruth Carr Stewart as Rose Carr Stewart.
JERRI JONES AND JERRY W JONES ARE ONE AND THE SAME PERSON.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 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 government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 617 Ben Allen Road, Nashville, TN 37216
(House Number) (Street) (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/our hand(s) this 20th day of June, 2008.

Michael G. Stewart

Ruth Carr Stewart

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Michael G. Stewart and Ruth Carr Stewart, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal on this the 20th day of June, 2008.

Rebekah J. Sims
Notary Public

My Commission Expires 3-20-2010

REBEKAH J. SIMS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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Nashville, TN 37212