File No. 80512

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/14/08 14:29 2 pgs
Fees:13.00 Taxes:499.50
20080714-0072148

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $135,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF JUNE, 2008.

Notary Public

MY COMMISSION EXPIRES: 5-2-11
(AFFIX SEAL)

TRACEY PERRY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY:
Hallmark Title Company
100 Bluegrass Commons Boulevard, Suite 115, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Teresa Jones	Teresa Jones	061-02-0/061.00
(NAME)	(NAME)	
622 Joyce Lane	622 Joyce Lane	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Nashville, TN 37216	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, Emily P. Anderson, unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Teresa 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:

Land in Davidson County, Tennessee, being Lot No. 285 on the Plan of Gar-Mar (sic) Acres, also known as Gra Mar Acres, Section VII, or record in Book 2331, Page 110, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Bruce F. Metcalf and Emily P. Anderson, both unmarried persons by deed from John R. Compton and wife, Juanita M. Compton, dated September 24, 2001 and recorded on September 26, 2001 in Instrument No: 20010926-0104239, Register's Office, Davidson County, Tennessee, and subsequently conveyed to Emily P. Anderson by Quitclaim Deed dated July 28, 2005 of record in Instrument No: 20050805-0092237, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 622 Joyce Lane, 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.

File No. 80512
Witness my hand this 30th day of June, 2008.

Emily P. Anderson

Emily P. Anderson

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Emily P. Anderson, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 30th day of June, 2008.

Commission expires:

2/28/12

Amanda Still

Notary Public

AMANDA STILL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER