File No. 290300265a

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/24/09 14:52 3 pgs
Fees:18.00 Taxes:573.50
20090324-0026549

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $155,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF MARCH, 2009.

Notary Public

MY COMMISSION EXPIRES: July 14, 2011
(AFFIX SEAL)

CHRISTOPHER JACKSON Notary Public At Large RUTHERFORD COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title
Sidwell, Barrett, & Welch, PC
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jo Ann Mason	Jo Ann Mason	Map 142-15-0-083.00
(NAME)	(NAME)	
7244 Willow Creek Drive	SAME	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	,	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Jodie Ann Jones**, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto **Eric P. Mason and Jo Ann D. Mason, Husband and Wife**, hereinafter called the grantee(s), HER 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. 44 on the Plan of Westward Winds, of record in Plat Book 3700, page 32, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Holly B. Greene and James R. Greene, both unmarried persons by Warranty Deed from The Hill Family Trust, Beth Howell, Trustee of record in Instrument 20061115-0141636 on November 3, 2006 and filed for record on November 15, 2006, Register's Office for Davidson County, Tennessee. And further conveyed to Jodie Ann Jones by deed from Holly B. Greene and James R. Greene, unmarried persons as of record in Record Book 20090324-0026548, Register's Office for said County.

All matters as set forth per Plat Book 3700, Page 32, Register's Office for Davidson County, Tennessee.

Restrictions of record in Book 3944, Page 377, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 7244 Willow Creek Drive, Nashville, TN 37221
(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 GRANTEE(S), HER heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), HER 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 hands this 20th day of March, 2009.

Jodie Ann Jones

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Jodie Ann Jones the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 20th day of March, 2009.

Commission expires: July 14, 2011

CHRISTOPHER JACKSON
Notary Public At Large
RUTHERFORD COUNTY, TN

Notary Public

File Number: 290300265a

RETURN TO:
Cumberland Title
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

Certificate of Authenticity

I, Kimie Perry, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Kimie Perry

Signature

State of Tennessee

County of Wilson

Personally appeared before me, Mandy Alsup, a notary public for this county and state, Kimie Perry who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Mandy

Notary's Signature

My Commission Expires: 5/14/2011.

Notary's Seal (If on paper)

Mandy Alsup
State of Tennessee Notary Public
Wilson Co.