File No. 290300095

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20090028041 DEEDWARR
Recvd: 04/29/09 10:52 2 pgs
Fees:13.00 Taxes:299.70
20090429-0038615

BRENDA HUNTSMAN NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$85,500.00~~ $1,000.00

Donald C. Jones
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23RD DAY OF APRIL, 2009.

Brenda Huntsman
Notary Public

MY COMMISSION EXPIRES: 1/11/11
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Stewart Title of Tennessee, Inc.
Sidwell, Barrett, & Welch, PC
100 Bluegrass Commons Blvd., Suite 2180
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Donald C. Jones	Guaranty Trust Company	038-00-0-076.01
(NAME) 6297 Old Hickory Blvd.	(NAME) P.O. Box 1218	
(ADDRESS) Whites Creek, TN 37189	(ADDRESS) Murfreesboro, TN 37133	
(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, We, **Steven C. Webb and wife, Karen Webb**, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto **Donald C. Jones, a single man**, hereinafter called the grantee(s), His heirs and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

A tract of land in the 14th formerly the 24th, Civil District of Davidson County, Tennessee described according to a survey made by Ralph W. Lambert, Surveyor, dated January 21, 1964, as revised as follows: Beginning at an iron pin in the Northwesterly margin of Old Hickory Blvd, being the Southwesterly corner of a tract of land owned by Carl M. Brent; thence North 43 degrees 20' West, 247.86 feet to an iron pin; thence South 46 degrees 40' West, 150 feet to an iron pin; thence South 43 degrees 50' East, 221.5 feet to an iron pin in the Northwesterly margin of Old Hickory Blvd; thence North 56 degrees 50' East, 150 feet along said Boulevard to the point of beginning.

BEING the same property conveyed to Steven C Webb an unmarried man by Special Warranty Deed from Bank of New York as Trustee for the Certificate Holders of CWABS 2004-01 of record in Instrument No. 20071108-0131975 on 10/23/2007 and filed for record on 11/08/2007, Register's Office for DAVIDSON County, Tennessee.

Karen Webb, spouse of the above referenced Steven C. Webb joins in this conveyance to convey any and all interest she may have to said property, including marital interest.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING: (1) Real property taxes for the year 2009 are a lien but are not yet due and payable

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 6297 Old Hickory Blvd., Whites Creek, TN 37189
(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), His 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), His 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 23rd day of April, 2009.

Steven C. Webb

Karen Webb

STATE OF S.C.

COUNTY OF Pickens

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Steven C. Webb and wife, Karen Webb 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 23rd day of April, 2009.

Commission expires: 7-22-2013

Notary Public

File Number: 290300095

RETURN TO:

Stewart Title of Tennessee, Inc.
100 Bluegrass Commons Blvd., Suite 2180
Hendersonville, TN 37075