WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20090046423 DEEDWARR
Recvd: 07/10/09 10:54 2 pgs
Fees: 13.00 Taxes: 168.35

20090710-0064464

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $45,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 8TH DAY OF JULY, 2009.

Notary Public

MY COMMISSION EXPIRES: October 22, 2011.
(AFFIX SEAL)

ANN B. WADDELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
Title Escrow of Brentwood, Inc., 5111 Maryland Way, Ste. 205, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Karen Bennett Moore	Same	Map 162-13-0, Parcel 215.00
(NAME) 2032 Ransom Place ~~304 Darold Court~~	(NAME)	
(ADDRESS) 37217 Nashville, TN ~~37211~~	(ADDRESS)	
(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, WE, **George W. Jones and wife, Margaret E. Jones**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Karen Bennett Moore, a married person**, 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:

Being Lot No. 15-A on the plan of the Zone Lot Division of Lots 13, 14 and 15, on the Plan of Monte Carlo, Section 2C of record in Book 5200, page 66, and as amended in Book 5200, page 497, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to George W. Jones and wife, Margaret E. Jones by Quitclaim Deed from G. M. Builders, Inc. dated 6/13/01, of record in Instr. No. 20010713-0074784, Register's Office for Davidson County, Tennessee.

NOTE: George W. Jones is one and the same person as G. W. Jones and George W. Jones, Jr.

This is the same legal description as used in the prior Deed.

This conveyance is subject to 2009 taxes, prorated and assumed by the Grantee(s: All matters of record on the Plan of record in Book 5200, page 66, as amended in Book 5200, page 497; restrictive covenants of record in Book 5304, page 888, said Register's Office. Any and all easements located on the property. Subject to the rights and claims of parties in possession and to any and all leases not of public record.

unimproved ☐

This is improved ☒ property, known as 304 Darold Court, Nashville, TN 37211
(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.

Witness our hands this 8th day of July, 2009.

George W. Jones

Margaret E. Jones

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for the aforesaid State and County, George W. Jones and wife, Margaret E. Jones with whom I am personally acquainted (or proved on the basis of satisfactory evidence) and who upon oath executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 8th day of July, 2009.

Commission expires: October 22, 2011

Ann B. Waddell

Notary Public

ANN B. WADDELL
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF WILLIAMSON