BILL GARRETT, Davidson County
Trans:T20090075888 DEEDWARR
Recvd: 11/06/09 10:46 2 pgs
Fees:13.00 Taxes:421.80

20091106-0102789

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $114,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 30th day of October, 2009.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

SHERRI A. SCHMOELZ STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires Sept 22, 2010

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
LEHMAN TITLE & ESCROW, LLC 6 CADILLAC DR STE 190 BRENTWOOD, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James Southard	Gateway Mortgage Group, LLC	133-07-0-180.00
(NAME)	(NAME)	
3351 Mimosa Dr.	6910 East 14th Street	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Tulsa, OK 74112	
(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,

STEPHEN R. JONES AND REGINA R. JONES,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

JAMES SOUTHARD,

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. 40 on the Plan of Glencoe Acres, Section 1, of record in Book 1835, page 137 and 138, Register's Office for Davidson County, Tennessee, more particularly described as follows:

Said Lot No. 40 fronts 79 feet on the southerly side of Mimosa Drive and runs back between lines 202.5 feet on the westerly side and 192.6 feet on the easterly side to a dead line in the rear and measures 80 feet on said dead line.

Being the same property conveyed to Stephen R. Jones and wife, Regina R. Jones by Warranty Deed from Josephine R. Bass, an unmarried woman dated May 2, 2005 and filed of record in Instrument 20050506-0051422, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (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 governmental and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 3351 Mimosa Dr., 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 my/our hand(s) this 30th day of October, 2009.

Stephen R. Jones

Regina R. Jones

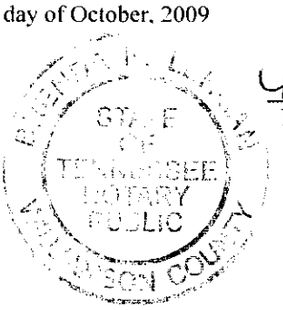
STATE OF TENNESSEE

COUNTY OF Williamson

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

Witness my hand and official seal at on this 30th day of October, 2009

Commission expires: 3/12/2011



Notary Public