WARRANTY DEED

BOX 10-A

BILL GARRETT, Davidson County
Trans:T20090077679 DEEDWARR
Recvd: 11/16/09 10:24 2 pgs
Fees:13.00 Taxes:1106.30
20091116-0105152

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 7, 2011

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $299,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13TH DAY OF November, 2009.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Cecil D. Jones, Jr.	Cecil D. Jones, Jr.	Map 116-12-A
(NAME) 3704 Estes Road Unit P	(NAME) 3704 Estes Road Unit P	Parcel 15 CO
(ADDRESS) Nashville, TN 37205	(ADDRESS) Nashville, TN 37205	
(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, **WYNELLE SANDERS AND LANA K. HOWARD AND TRAVIS MCKAY KEESE**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CECIL D. JONES, JR. AND WIFE, JANE E. 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:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 15 of Phase V, Estes Glen Residential Condominiums, a horizontal property regime established pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Plat Book 4885, page 50 and supplemented in Book 5190, page 47, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description thereof; together with the same apartment's appurtenant undivided interest in the general and limited common elements of the condominium.

Being the same property conveyed to Wynelle Sanders a 98% undivided interest and Lana K. Howard a 1% undivided interest and Travis McKay a 1% undivided interest with rights of survivorship, by Quitclaim Deed from Wynelle Sanders of record in Instrument No. 20090529-0049411, said Register's Office. Travis McKay is the same person as Travis McKay Keese.

Lana K. Howard is signing this deed on behalf of Wynelle Sanders pursuant to Power of Attorney of record in Instrument No. 20091016-0095986, said Register's Office.

This conveyance is subject to (a) 2009 real property taxes; (b) all matters appearing on the plan of record in Book 4885, page 50, as supplemented in Book 5190, page 47, said Register's Office; and (c) Master Deed and Bylaws of record in Book 4923, page 411, Book 4927, page 793 and Book 5239, page 922, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 3704 Estes Road Unit P, Nashville, Tennessee 37205
(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 11th day of November, 2009.

Travis McKay Keese

Wynelle Sanders by Lana K. Howard attn. in fact

Lana K. Howard

STATE OF TENNESSEE Arkansas
COUNTY OF DAVIDSON Garland Saline

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Lana K. Howard, the bargainor, 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 at Nashville, Tennessee this 11th day of November, 2009

Hot Springs Village, AR

Commission expires: April 9, 2018

Jay W. Parker
Notary Public

JAY W. PARKER
MY COMMISSION # 12365332
EXPIRES: April 9, 2018
Garland County

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Travis McKay Keese, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 13 day of November, 2009

Commission expires:

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 7, 2011

Notary Public

STATE OF TENNESSEE Arkansas
COUNTY OF DAVIDSON Garland

On this 11th day of November, 2009, before me personally appeared Lana K. Howard, to me known to be the person who executed the foregoing instrument on behalf of Wynelle Sanders and acknowledged that she executed the same as the free act and deed of Wynelle Sanders.

Witness my hand and official seal at Nashville, Tennessee this 11th day of Nov., 2009

Hot Springs Village, AR

Commission expires:
April 9, 2018

Jay W. Parker
Notary Public

JAY W. PARKER
MY COMMISSION # 12365332
EXPIRES: April 9, 2018
Garland County