# WARRANTY DEED

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $142,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23RD DAY OF MARCH, 2010.

Notary Public

MY COMMISSION EXPIRES: 7-24-10

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Advantage Title & Escrow, 3325 Aspen Grove Drive, Franklin, TN 37067

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Cindy J. Stabile | New Owner | 119-15-0-002.00 |
| (NAME) | (NAME) | |
| 2902 Mashburn Road | | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37211 | | |
| (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, Carroll Jo Jones and husband, John Wynne Jones, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Cindy J. Stabile, an unmarried 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. 14 on the Plan of Mashburn Heights, Section 2, as of record in Book 1835, Page 93, Register's Office for Davidson County, Tennessee.

Said Lot No. 14 is described as follows: Beginning on the easterly margin of Mashburn Drive at the corner of Lots Nos. 14 and 15; thence with the line between said Two Lots, eastwardly 153.8 feet: thence southwardly 165.2 feet to the northerly margin of an unnamed 50 feet street; thence with said street, northwestardly 125 feet to the point of beginning of a curve; thence around said curve in a northwesterly direction 39.27 feet to the easterly margin of Mashburn Drive; thence with said drive, northwardly 121 feet to the beginning.

Being the same property conveyed to Carroll Jo Jones and husband, John Wynne Jones by Trustee's Deed from Carroll Joe Jones, Successor Trustee of the Phyllis C. Mossong Living Trust dated December 28, 1995, of record in Instrument Number 20070220-0020826, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as 2902 Mashburn Road, 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.

BILL GARRETT, Davidson County
Trans:T20100018784 DEEDWARR
Recvd: 03/31/10 12:32 2 pgs
Fees:13.00 Taxes:525.40
20100331-0024034

Witness our hands this 23rd day of March, 2010.

Carroll Jo Jones

John Wynne Jones

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 Carroll Jo Jones and husband, John Wynne Jones, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee this 23rd day of March, 2010.

Commission expires: 3-3-14

Notary Public

Beth Triplett Notary Public My Comm. Exp 03/20/2010 State of TENNESSEE Davidson County

Return to:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212