24B

File No. 210040290

# WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20100024260 DEEDWARR
Recvd: 04/23/10 12:56 2 pgs
Fees:13.00 Taxes:380.73
20100423-0030822

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $102,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF APRIL, 2010.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

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

My Commission Expires 10/22/2011

**THIS INSTRUMENT WAS PREPARED BY**
Stewart Title Company
Sidwell, Barrett, & Welch, PC
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Robert J. Blevins | Bank of America | Map 096160A00700 |
| (NAME) 313 Lakebrink Dr. | (NAME) P.O. Box 961291 | |
| (ADDRESS) Nashville, TN 37214 | (ADDRESS) Fort Worth, TX 76161-0291 | |
| (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, Benjamin W. Jones and wife, Lena Jones**, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto **Robert J. Blevins and Lindsay R. Ragan, tenants by the entirety with rights of survivorship**, hereinafter called the grantee(s), 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. 7 on the Plan of PHASE ONE, SECTION ONE, LARCHWOOD, Planned Unit Development, as shown by plat of record in Plat Book 6200, Page 51, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Benjamin W. Jones, unmarried by Warranty Deed dated December 8, 2008 from Charles Dale and filed for record on December 9, 2008, in Instrument No. 20081209-0118731, Register's Office for said County. The said Benjamin W. Jones having since married.

Lena joins in this conveyance to convey any and all rights she may have in this property.

Subject to all matters as set forth on the plat of record in Plat Book 6200, Page 51, Register's Office of said County.

Charter of Homeowner's Association as shown of record in Book 6391, Pages 434 & 440, Register's Office for said County.

QuitClaim Deed to Homeowner's Association as shown of record in Book 6323, Page 670, Register's Office for said County.

Subject to Homeowner's Association Dues.

By-Laws as shown of record in Book 6299, Page 166, Book 6301, Page 96, Book 6391, Page 449, Book 6873, Page 939 and Book 7271, Page 342, Register's Office for said County.

Restrictive Covenants of record in Book 6299, Page 152, Book 6301, Page 82, Book 6391, Page 449 and Book 9827, Page 12, Register's Office of said County.

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 313 Lakebrink Dr., Nashville, TN 37214
(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), THEIR 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), 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 hands this 22nd day of April, 2010.

Benjamin W. Jones

Lena Jones

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Benjamin W. Jones and Lena Jones 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 22nd day of April, 2010.

Commission expires: 9.2.2013

Notary Public

**File Number: 210040290**

**RETURN TO:**
Cumberland Title
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON