WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20100031119 DEEDWARR
Recvd: 05/24/10 14:00 2 pgs
Fees:13.00 Taxes:436.60
20100524-0039926

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $118,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF MAY, 2010.

Notary Public

MY COMMISSION EXPIRES: 7-24-10 (AFFIX SEAL)

KISTI SPRINGER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Music City Title & Escrow, LLC, 116 Lineberry Blvd., Ste. 200, Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles Walker	Charles Walker	Map 133-03
(NAME)	(NAME)	
117 Antioch Pike	69 Thompson LN	
(ADDRESS)	(ADDRESS)	Parcel 140.00
Nashville, TN 37211	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, Melanie Ann Jones and Jennifer Lynn Jones, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Charles Walker, unmarried, 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. 180 on the Plan of Glencoe Acres, Section II, as shown of record in Plat Book 185, Page 136, 137 and 138, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Melanie Ann Jones and Jennifer Lynn Jones by The Last Will and Testament of Ronald Glenn Jones filed of record in Will Book 06P141, Probate Court Clerk's Office of Davidson County, Tennessee.

Subject to all matters as shown on plat of record in Plat Book 185, Pages 136, 137 and 138, Register's Office of Davidson County, Tennessee.

Subject to restrictions as shown of record in Book 1785, Page 495; Book 2038, Page 534 and Book 2105, Page Register's Office of Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 117 Antioch Pike, 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 20th day of May, 2010.

Melanie Ann Jones

Melanie Ann Jones

Jennifer Lynn Jones

Jennifer Lynn Jones

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public, Melanie Ann Jones, the within named bargainor(s), 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 purpose therein contained.

Witness my hand and official seal at Mt. Juliet, Tennessee this 20th day of May, 2010.

Commission expires: 1-23-11

Dana Bell

Notary Public

DANA BELL
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public, Jennifer Lynn Jones, the within named bargainor(s), 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 purpose therein contained.

Witness my hand and official seal at Mt. Juliet, Tennessee this 20th day of May, 2010.

Commission expires: 7/24/10

Kristi Springer

Notary Public

KRISTI SPRINGER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY