39480

WARRANTY DEED 16620

PHILIP ELLIS
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF **TENNESSEE**
COUNTY OF Rutherford
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$25,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **21TH** DAY OF **SEPTEMBER, 2010**

Notary Public

MY COMMISSION EXPIRES: 6/18/12
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title & Escrow Co., 721 President Place, #100, Smyrna, TN 37167

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Donald N. Jones Jr.	OWNER	**073-09-0 253.00**
(NAME)	(NAME)	
2316/2318 Cooper Terrace A & B		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		
(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, **Jonathan Steele and wife Krysten A. Steele**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Donald N. Jones Jr. and Louise F. Jones, husband and wife Robert C. Jones and Dorothy L. Jones, husband and wife, as tenants in common with rights of survivorship**, 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. **27** on the Plan of **Cooper Lane Estates**, of record in Plat Book **5200**, Page **567**, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to **Jonathan Steele and wife, Krysten A. Steele** by deed of record in Instrument 20080512-0048662, Register's Office for **Davidson** County, Tennessee.
Krysten Steele and Krysten A. Steele being one and the same person.
This conveyance is subject to any and all existing plat notes, conditions, restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as **2316/2318 Cooper Terrace A & B, Nashville, TN 37216**
(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.

Davidson County **DEEDWARR**
Recvd: 09/22/10 15:45 **4 pgs**
Fees:23.00 Taxes:92.50
20100922-0075547

Witness my/our hand(s) this 20th day of September, 2010.

Jonathan Steele

Krysten A. Steele

State of _____ County of _____

Personally appeared before me the undersigned, a Notary Public in and for said County and State, the within named Jonathan Steele and wife, Krysten A. Steele the bargainor(s), 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 _____, _____, this ___ day of September, 2010.

Commission expires: _____

Notary Public

STATE OF CALIFORNIA

COUNTY OF SAN BERNARDINO

On 9-20-10, before me, Francesca Lopez, Notary Public, personally appeared JONATHAN AND KRYSTEN STEELE proved to me on the basis of satisfactory evidence to be the persons whose names are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in their authorized capacities, and that by their signatures on the instrument the person(s), or the entity upon behalf of which the persons acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ (Seal)

F. LOPEZ
Commission # 1763767
Notary Public - California
San Bernardino County
My Comm. Expires Aug 26, 2011

I, Philip Ellis, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Rutherford

Personally appeared before me, Lori Holloway, a notary public for this county and state, Philip Ellis who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

MY COMMISSION EXPIRES: 1-16-2011

Notary's Seal (If on paper)

LORI HOLLOWAY
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY