BILL GARRETT, Davidson County
Trans:T20100081069 DEEDWARR
Recvd: 12/28/10 08:19 3 pgs
Fees:18.00 Taxes:141.88
20101228-0102362

State of Tennessee
County of Williamson

The actual consideration or value whichever is greater is $38,345.00

Subscribed and sworn before me this the 14th day of December, 2010

JENNIFER R. PIERCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

(Affix Seal)

My Commission Expires: 1-6-14

Affiant

Notary Public

# WARRANTY DEED

2010430

This instrument prepared by:

SOUTHEAST TITLE of Tennessee, Inc.
214 Centerview Drive, Suite 101 Brentwood, Tennessee 37027

**Address of new owner:**
Jonathan Daniel Jones
1420 Carmack Lane
Spring Hill, TN 37174

**Send tax bills to:**
New Owner

**Map 71-15, Parcel 288**

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 CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

**Teena Colebrook**

HEREINAFTER CALLED THE GRANTOR(S), HAVE THIS DAY BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO

**Jonathan Daniel Jones**

HEREINAFTER CALLED THE GRANTEE(S), THEIR SUCCESSORS AND ASSIGNS, A CERTAIN PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN Davidson COUNTY, TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**Land in Davidson County, Tennessee, being Lot No. 42, in Sharp and Horn's 2nd Addition, of record in Plat Book 161, page 53, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.**

**Said Lot 42 fronts 50 feet on the west side of Joseph Street and runs back between parallel lines 145 feet to an alley.**

**Being all of the same property conveyed to Teena Colebrook, by deed from 1222 Joseph Avenue Trust, C. Fleetwood, as Trustee, of record in Instrument No. 20020405-0041615, dated 04/03/2002, Register's Office for Davidson County, Tennessee.**

**-continued-**

**Subject to all matters of record in Plan Book 161, page 53, Register's Office for Davidson County, Tennessee.**

**Subject to taxes for the year 2011, easements and restrictive covenants, if any, of record in the Register's Office for said County together with any modifications and amendments thereto.**

**THIS IS IMPROVED PROPERTY KNOWN AS: 1222 Joseph Avenue, Nashville, TN, 37027**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, estate, title and interest thereto belonging to the said GRANTEES, their successors, heirs or assigns, forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have 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 successors, heirs and assigns against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural and singular, and use of any gender shall be applicable to all genders.

Subscribed and sworn before me this the 13th day of December, 2010.

12-13-10

~~Teena~~ Colebrook

STATE OF
COUNTY OF

~~Personally~~ appeared before me, the undersigned, a Notary Public in and for said County, and State, the within named **Teena Colebrook** the ~~bargainor(s)~~, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that ~~he/she/they executed~~ the within instrument for the purposes therein contained.

Witness my hand and official seal this _____ day of ~~December~~, 2010. See loose Certificate 12/13/10 MG

My commission expires:_____

Notary Public

# CALIFORNIA JURAT WITH AFFIANT STATEMENT

☒ See Attached Document (Notary to cross out lines 1–6 below)
☐ See Statement Below (Lines 1–5 to be completed only by document signer[s], *not* Notary)

1 _____
2 _____
3 _____
4 _____
5 _____
6 _____

Signature of Document Signer No. 1 _____ Signature of Document Signer No. 2 (if any)

State of California

County of SAN LUIS OBISPO

Subscribed and sworn to (or affirmed) before me on this

13th (Date) day of DECEMBER (Month), 2010 (Year), by

(1) TEENA COLEBROOK (Name of Signer),

proved to me on the basis of satisfactory evidence to be the person who appeared before me (.) (

(and

(2) _____ (Name of Signer),

proved to me on the basis of satisfactory evidence to be the person who appeared before me.)

Signature Mariana A. Leas (Signature of Notary Public)

MARIANA A. LEAS
Commission # 1852008
Notary Public - California
San Luis Obispo County
My Comm. Expires Jun 4, 2013

Place Notary Seal Above

## OPTIONAL

*Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.*

**Further Description of Any Attached Document**

Title or Type of Document: Warranty Deed

Document Date: 12/13/10 Number of Pages: 2

Signer(s) Other Than Named Above: _____

| RIGHT THUMBPRINT OF SIGNER #1 | RIGHT THUMBPRINT OF SIGNER #2 |
|---|---|
| Top of thumb here | Top of thumb here |

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