BILL GARRETT, Davidson County
Trans:T20110000105 DEEDWARR
Recvd: 01/03/11 09:19 2 pgs
Fees:13.00 Taxes:484.70
20110103-0000161

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $131,000.00

Marco Jones
Affiant

Subscribed and sworn to before me, this 30TH DAY OF DECEMBER, 2010.

Mary Birthright
Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL) MARY BIRTHRIGHT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 7, 2011

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodletsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Celeste Jones and Marco Jones, wife and husband	First Community Mortgage, Inc.	59-11-64
	(NAME)	
3856 Augusta Drive	275 Robert Rose Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	Murfreesboro, TN 37129	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we John M Johns, a married man, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Celeste Jones and Marco Jones, wife and husband, hereinafter called the Grantees, their heirs and assigns, that 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. 369 ON THE PLAN OF HAYNES MANOR, SECTION 3, AS OF RECORD IN BOOK 4175, PAGE 11, REGISTER'S OFFICE FOR SAID COUNTY,

SAID LOT NO. 369 FRONTS 70.0 FEET ON THE SOUTHEASTERLY MARGIN OF AUGUSTA DRIVE AND EXTENDS BACK BETWEEN PARALLEL LINES 135.0 FEET TO A LINE IN THE REAR ON WHICH IT MEASURES 70.0 FEET.

BEING THE SAME PROPERTY CONVEYED TO RON RUNYEON ALSO KNOWN AS RONALD D. RUNYEON, ITS ASSIGNS AND SUCCESSORS BY DEED FROM KEN CUNNINGHAM AND WIFE, DANA CUNNINGHAM DATED 05/07/03 AND RECORDED 05/08/03 BY INSTRUMENT NO. 20030508-0061831, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. ALSO BEING THE SAME PROPERTY CONVEYED TO JOHN M. JOHNS BY DEED FROM RON RUNYEON ALSO KNOWN AS RONALD D. RUNYEON, DATED 02/26/10 AND RECORDED 02/26/10 BY INSTRUMENT NO. 20100226-0015003, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS IS NOT THE PRINCIPLE RESIDENCE OF THE GRANTOR(S).

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2011 AND SUBSEQUENT YEARS.

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

unimproved ( )
This is improved (X) property, known as 3856 Augusta Drive, Nashville, TN 37207
(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 my/our hand(s) this 30th day of December, 2010.

WARRANTY DEED
(Continued)

Witness my/our hand(s) this 30th day of December, 2010.

John M. Johns

STATE OF TENNESSEE:

COUNTY OF DAVIDSON:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John M. Johns the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30th day of December, 2010.

Notary Public

My Commission Expires: 11-7-11

(Seal)

MARY BIRTHRIGHT
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 7, 2011

RETURN TO:
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodletsville, TN 37072