BILL GARRETT, Davidson County
Trans:T20110038925 DEEDWARR
Recvd: 06/29/11 12:15 2 pgs
Fees:13.00 Taxes:906.50
20110629-0049668

This Instrument Prepared By:
Brentwood Title & Escrow, LLC.
320 Seven Springs Way, Suite 150
Brentwood, TN 37027
BW11325

Send Tax Bills To:
(SAME/NEW OWNER)

New Owner is:
David W. Jones
314 Donelson Pike
Nashville, TN 37214

MAP: 096-09-0-055.00
PARCEL:

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Sandra Jane Bennett, unmarried**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **David W. Jones and wife, Tammy L. Jones**, hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

Property Address: **314 Donelson Pike, Nashville, TN 37214**

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

LAND in the 3rd Civil District of Davidson County, Tennessee, beginning at a point on the Westerly margin of Donelson Pike, being the Southeast corner of the herein described lot; thence with the Westerly margin of Donelson Pike North 40 degrees 11 minutes East 80 feet to a point; thence North 85 degrees 29 minutes West 644.7 feet to a point, being 250 feet from a concrete monument on the East side of Seneca Drive; thence South 12 degrees 43 minutes East 84.2 feet to a point; thence South 85 degrees 29 minutes East 620.4 feet to the point of beginning.

BEING the same property conveyed to Sandra Jane Bennett, unmarried by Warranty Deed from Paul Odum, Herman Odum and Jack Odum, dated 3/30/99 and recorded 4/6/99 in Book 11416, page 413, Register's Office for Davidson County, Tennessee.

SB
Sellers Initials

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives

to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 28th day of June, 2011.

GRANTOR(S):

Sandra J. Bennett
SANDRA JANE BENNETT

ACKNOWLEDGEMENT

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Sandra Jane Bennett, unmarried**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 28th day of June, 2011.

Charles James Friddell II
NOTARY PUBLIC
My Commission Expires: 11-22-12

JAMES FRIDDELL II NOTARY PUBLIC STATE OF TENNESSEE CHARLES DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is **$245,000.00**.

Sandra J. Bennett
AFFIANT

SWORN TO and subscribed before me this 28th day of June, 2011.

Charles James Friddell II
NOTARY PUBLIC
My commission expires: 11-22-12

JAMES FRIDDELL II NOTARY PUBLIC STATE OF TENNESSEE CHARLES DAVIDSON COUNTY, TN