BILL GARRETT, Davidson County
Trans:T20110042836 DEEDWARR
Recvd: 07/15/11 15:58 2 pgs
Fees:13.00 Taxes:876.90
20110715-0054409

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $237,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS **8th** day of **July, 2011**

Notary Public

MY COMMISSION EXPIRES: 01/07/2013
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, LLC, 30 Burton Hills Blvd, Suite 175, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Howard H. Jones and Howard W. Jones, III	SWBC Mortgage Corp.	08301028800
(NAME) 1309 McKennie Avenue	(NAME) 9311 San Pedro, Ste. 100	
(ADDRESS) Nashville, TN 37206	(ADDRESS) San Antonio, TX 78216	
(CITY) (STATE) (ZI	(CITY) (STATE) (ZI	

For and in 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, I/WE, **Theresa Marie Flicek**, unmarried, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Howard H. Jones and Howard W. Jones, III**, tenants in commons with right 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. 20 and the easterly one-half (1/2) of Lot 21 on the plan of John W. Loves Subdivision of Greenwood, of record in Book 332, page 4, Register's Office for said County.

Said Lot No. 20 and part of Lot No. 21 front together 75.0 feet on the north side of McKennie Avenue and run back 174.4 feet on the east line of Lot No. 20 and 171.85 feet, more or less, on the west line of part of lot No. 21 to an alley, on which they measure 75.0 feet.

Being the same property conveyed to Theresa Marie Flicek by Warranty Deed from Mary Velligan, dated May 25, 2005, of record in Instrument Number 20050628-0073877, as corrected and re-recorded in Instrument No. 200510170124975, Register's Office of Davidson County, Tennessee.
This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 1309 McKennie Avenue, Nashville, TN 37206

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, has 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 8th day of **July, 2011**

Theresa Marie Flicek by Bradley S. Troxel Attorney in Fact

Theresa Marie Flicek by Bradley S. Troxel as Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 8th day of July, 2011, before me personally appeared Bradley S. Troxel, known to me, or proved on the basis of satisfactory evidence, to be the person who executed the foregoing instrument on behalf of Theresa Marie Flicek, and who acknowledged that she executed the same as the free act and deed of the said Theresa Marie Flicek, by virtue of a Power of Attorney, duly executed by the said, and appearing of record in Instrument No. 20110715-0054408, said Register's Office.

Witness my hand and official seal this 8th day of July, 2011.

NOTARY PUBLIC

My Commission Expires: 7/3/12

KELLY ANN CALLAGHAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON