Return to:

Foundation Title & Escrow, LLC
30 Burton Hills Blvd, Suite 175
Nashville, TN 37215

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $157,900.00

Affiant

Subscribed and sworn to before me, this 16th DAY OF August, 2011.

Notary Public

MY COMMISSION EXPIRES: 6-30-14
(AFFIX SEAL)

Lisa M Sheppard
State of Tennessee
Notary Public
Rutherford County

R-VRES-11-1427

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Andrew Jones	OWNER	
1427 McGavock Pike	(NAME)	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		72-7-281.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we WILLIAM JASPER, MARRIED AND MATTHEW JASPER, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto ANDREW JONES AND MICHELE JONES, HUSBAND AND WIFE, hereinafter called the Grantee(s), 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 6, J.A. DEMONTBREUN RESUBDIVISION OF LOTS 75, 76, 77, 78, 79, 80, 81 OF R.M. DUDLEY'S UNRECORDED PLAN OF SUBDIVISION OF 30 ACRE TRACT, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 974, PAGE 68, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO WILLIAM JASPER, AND MATTHEW JASPER AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP BY WARRANTY DEED FROM GREGORY C. FOSSIE AND WIFE, TINA A. FOSSIE, RECORDED ON THE 24TH DAY OF APRIL, 2007 IN INSTRUMENT NO. 20070424-0048922, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

SAID PROPERTY IS NOT THE PRIMARY MARITAL RESIDENCE OF WILLIAM JASPER.

THIS CONVEYANCE IS SUBJECT TO A A) 2011 PROPERTY TAXES, WHICH HAVE BEEN PRORATED AND ASSUMED BY THE GRANTEE(S) HEREIN; B) INSTRUMENTS OF RECORD IN PLAT BOOK 974, PAGE(S) 68 AND BOOK 6299, PAGE 480, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

unimproved ( )
This is improved (X) property, known as 1427 McGavock Pike, Nashville, Tennessee 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

BILL GARRETT, Davidson County
Trans:T20110054492 DEEDWARR
Recvd: 09/02/11 10:12 2 pgs
Fees:13.00 Taxes:584.23
20110902-0068164

Witness my/our hand(s) this 16th day of August, 2011.

William Jasper

Matthew Jasper by William Jasper, attorney in fact

Matthew Jasper by William Jasper,
Attorney in Fact

STATE OF KY
COUNTY OF Pulaski

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, William Jasper, the within named bargainor, 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 the 16th day of August, 2011.

Janie M Smith
Notary Public

My Commission Expires: 8/25/2013

(SEAL)

STATE OF KY
COUNTY OF Pulaski

On this the 16th day of August, 2011, before me personally appeared William Jasper to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Matthew Jasper and who acknowledged he/she/they executed the same as the free act and deed of the said Matthew Jasper.

Witness my hand and official seal, this the 16th day of August, 2011.

Janie M Smith
Notary Public

My Commission Expires: 8/20/2013

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903