WARRANTY DEED

BILL GARRETT, Davidson County.
Trans:T20120004000 DEEDWARR
Recvd: 01/18/12 08:40 2 pgs
Fees:13.00 Taxes:74.00
20120118-0004740

STATE OF TENNESSEE
COUNTY OF ROBERTSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $20,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of January, 2012.

Notary Public

MY COMMISSION EXPIRES: 7-29-13

(AFFIX SEAL)

PAM U. ATCHLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON

THIS INSTRUMENT WAS PREPARED BY
Title Escrow of Robertson County, Inc., 215 Highway 76, White House, TN 37188

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Ronald M. Jones	Owner	04307005200
(NAME)	(NAME)	
7820 Covington Rd.		
(ADDRESS)	(ADDRESS)	
White House TN 37188		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, Matthew Lund as Administrator of the Estate of Wilma Faye Harrison, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ronald M. Jones and wife, Barbara B. Jones, 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, Tenn, being Lot #43 of Tract 13 on an unrecorded plan of a recorded plan, as of record in Book 1130, Page 37, Register's Off. for said County, known as Anderson Estate & more fully described according to a plan by H. Gee, surveyor, dated 8-5-46, as follows: Beginning at a point on the westerly margin of Myatt Drive. 426.6' southerly from a monument on the N.W. corner of Thornton Ave. & Myatt Dr.;; thence westwardly 136' along the common lines of Lots Nos. 44 & 43 to the common corner of Lots Nos. 43,44,57 &58; thence southwardly 65' along the common lines of Lots 43 and 58 to the common corner of Lots Nos. 43,43,58 & 59; thence eastwardly 136' along the common lines of Lot Nos. 42 & 43 to a point in the westerly margin of Myatt Drive.; thence northwardly along the margin of the same 65' to the point of beginning.

INCLUDED IN THE ABOVE DESCRIPTION BUT EXPRESSLY EXCLUDED FROM THIS CONVEYANCE IS THE FOLLOWING PROPERTY CONVEYED TO THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, TENNESSEE BY CONSENT JUDGMENT OF RECORD IN BOOK 4452, PAGE 687, SAID REGISTER'S OFFICE:

A strip or tract of land in the 11th Councilmanic District of Metropolitan Government of Nashville & Davidson County, Tennessee. Being part of Lot No. 43 of Tract 13 on the unrecorded plan or a recorded plan, as of record in Book 1130, page 37, Register's Office for said County, known as the Anderson Estates and more fully described as follows: Said strip or tract of land fronts 65 feet on the present Westerly margin of Myatt Drive and runs back between parallel lines, 10 feet to point on the new relocated Westerly margin of Myatt Drive on which it measures 65 feet thereon and containing 650 square feet.

Being the same property conveyed to Wilma Fay Harrison by deed from Billy Joe Harrison of record in Book 4318, Page 407, Register's Office for Davidson County, Tennessee. The said Wilma Faye Harrison now being deceased and pursuant to the Seventh Circuit Court for Davidson County, Tennessee, at Nashville (Probate Division) Docket No. 10P1294 Matthew Lund was named Adminstrator of the Estate of Wilma Faye Harrison and the described property ordered to be sold.

This conveyance is subject to any and all easements and minimum building setback lines of record.

unimproved ☐

This is improved ☑ property, known as 318 Myatt Drive, Madison, TN 37115

(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 hand this 13th day of January, 2012.

Matthew Lund, Administrator of the Estate of
Wilma Faye Harrison

STATE OF TENNESSEE

COUNTY OF ROBERTSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Matthew Lund as Administrator of the Estate of Wilma Faye Harrison, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained and who further acknowledged that he/she is the Administrator of the maker, or a constituent of the maker, and is authorized by the maker, or by it's constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

My Commission Expires: 7-29-13

PAM S. ATCHLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON

Notary Public