WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120029285 DEEDWARR
Recvd: 04/23/12 10:21 2 pgs
Fees:13.00 Taxes:628.63
20120423-0034275

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $169,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF APRIL, 2012.

Notary Public

MY COMMISSION EXPIRES: 9-17-14

(AFFIX SEAL)

CHRISTINA J. HORNBURGER
STATE OF TENNESSEE NOTARY PUBLIC
HUMPHREYS COUNTY
My Comm. Expires 09-17-2014

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3325 Aspen Grove Drive, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James C. Nordstrom	Franklin American Mortgage	132160081 00
(NAME)	(NAME)	
617 Dunston Drive	501 Corporate Center Dr., Suite 400	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Franklin, TN 37067	
(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, John M. Jones and wife Kelley H. Jones, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James C. Nordstrom and wife, Theresa M. Nordstrom, 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:

Being Lot No. 647 on the Plan of Caldwell Hall, Section VII, of record in Book 3300, page 19, Register's Office for said County.

Said Lot No. 647 fronts 69.8 feet on the southerly side of Dunston Drive and runs back 141.5 feet on the easterly line and 139.5 feet on the westerly line to a dead line in the rear, which is a broken line, on which it measures 99.3 feet.

Being the same property conveyed to John M. Jones and Kelley H. Jones, by deed of record in Instrument No. 20070601-0065417, Register's Office for Davidson County, Tennessee.

Subject to all matters as shown on Plan of Caldwell Hall of record in Book 3300, page 19, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 617 Dunston Drive, Nashville, TN 37211

(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 our hands this 11th day of April, 2012.

John M. Jones

Kelley H. Jones

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named John M. Jones and Kelley H. Jones, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee this 11th day of April, 2012.

Commission expires: 7-29-13

TAHIRA J. PYSZKA
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES JULY 29, 2013

Notary Public