BILL GARRETT, Davidson County
Trans:T20120036513 DEEDWARR
Recvd: 05/17/12 14:45 2 pgs
Fees:13.00 Taxes:436.60
20120517-0042968

WARRANTY DEED

R-VRES-12-2621

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

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $118,000.00

Affiant

Subscribed and sworn to before me, this 11th DAY OF May, 2012.

Notary Public

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

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

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jonathan Jones	new owner	
1420 Carmack Lane (ADDRESS)	(NAME) (ADDRESS)	
Spring Hill, TN 37174 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	084-01-0-069.00

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 LINDA W. SENESE, DEVISEE AND SOLE BENEFICIARY UNDER THE LAST WILL AND TESTAMENT OF LILLIAN F. WALL, DAVIDSON COUNTY PROBATE COURT, TENNESSEE, DOCKET NO. 11P1606, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JONATHAN JONES, 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 NO. 19 ON THE PLAN OF DUGGER HEIGHTS, SECTION III OF RECORD IN PLAT BOOK 1835, PAGE 54, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT NO. 19 IS DESCRIBED AS BEGINNING AT A POINT IN THE EASTERLY MARGIN OF HIGHVIEW DRIVE, THE COMMON CORNER OF LOTS NOS. 18 AND 19; THENCE SOUTHERLY WITH THE MARGIN OF SAID DRIVE 15 FEET TO A CONCRETE MONUMENT; THENCE SOUTHEASTERLY CONTINUING WITH THE MARGIN OF SAID DRIVE AND AROUND A CURVE 77.2 FEET TO A POINT; THE COMMON CORNER OF LOTS NOS. 19 AND 20; THENCE EASTERLY WITH THE LINE BETWEEN SAID TWO LOTS, 190.3 FEET TO A POINT; THENCE NORTH 4 DEG. 00' EAST 97 FEET TO A POINT; THENCE SOUTHWESTERLY WITH THE LINE BETWEEN SAID TWO LOTS NOS. 18 AND 19, 248.1 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY DEVISED TO LINDA W. SENESE, SOLE BENEFICIARY, BY LAST WILL AND TESTAMENT OF LILLIAN F. WALL WHOSE ESTATE IS BEING ADMINISTERED THROUGH DAVIDSON COUNTY PROBATE COURT, DOCKET NO. 11P1606.

BEING THE SAME PROPERTY PREVIOUSLY CONVEYED TO LUTHER E. WALL AND WIFE, LILLIAN ETTA WALL BY INSTALLMENT DEED FROM J. W. RICHMOND AND WIFE, LENA M. RICHMOND, RECORDED IN BOOK 3000, PAGE 275, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED AUGUST 26, 1959. LUTHER EUGENE WALL DIED JULY 6, 1993 AND LILLIAN ETTA FREEMAN WALL DIED OCTOBER 18, 2011.

THIS CONVEYANCE IS SUBJECT TO A) 2012 PROPERTY TAXES AND SUBSEQUENT YEARS; B) INSTRUMENTS OF RECORD IN PLAT BOOK 1835, PAGE 54; BOOK 4083, PAGE 678; SAID REGISTER'S OFFICE; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

THE ABOVE-DESCRIBED PROPERTY IS NOT THE PRIMARY OR MARITAL RESIDENCE OF THE GRANTOR HEREIN.

unimproved ( )
This is improved (X) property, known as 2621 Highview Drive, Nashville, Tennessee 37206
(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.

Witness my/our hand(s) this 11th day of May, 2012.

Linda W. Senese, Executor & Devisee. Estate of Lillian Wall
Linda W. Senese

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Linda W. Senese,*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.

*as Sole Devisee and Executor of The Estate of Lillian Wall

Witness my hand and official seal, this the 11th day of May, 2012.

Notary Public

My Commission Expires: 5-20-14

(SEAL)

JOHN GLEAVES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

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