File Box 8

BILL GARRETT, Davidson County
Trans:T20120040091 DEEDWARR
Recvd: 06/01/12 08:23 2 pgs
Fees:13.00 Taxes:555.00
20120601-0047361

WARRANTY DEED

CHRISTY W. IVEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES:
March 3, 2015

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,000.00

Affiant

Subscribed and sworn to before me, this 31ST DAY OF MAY, 2012.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Christie Haffner and spouse, Melvin E. Haffner	Same as new owner	08308013200
	(NAME)	
618 Rosebank Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Grace H. Jones, unmarried , hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Christie Haffner and spouse, Melvin E. Haffner, hereinafter called the Grantees, 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. 22 ON THE MAP OF SECTION ONE, MEADOW ROSE PARK, OF RECORD IN BOOK 2083, PAGE 53, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION OF SAID LOT.

BEING THE SAME PROPERTY CONVEYED TO CHARLES W. JONES AND WIFE, GRACE H. JONES, BY DEED FROM JOHN M. WILLIS AND WIFE, PAULINE I. WILLIS, OF RECORD IN BOOK 2903, PAGE 459, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. THE SAID CHARLES W. JONES HAVING SINCE DIED.

MICHAEL EUGENE JONES EXECUTES THIS INSTRUMENT AS ATTORNEY-IN-FACT ON BEHALF OF GRACE HELEN LYNN JONES, PURSUANT TO DURABLE POWER OF ATTORNEY OF RECORD BY INSTRUMENT NO. 20120320-0023389, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2012 AND SUBSEQUENT YEARS.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 618 Rosebank Avenue, Nashville, TN 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 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/our hand(s) this 31st day of May, 2012.

WARRANTY DEED
(Continued)

Grace H. Jones

By: Michael Eugene Jones Attorney-In-Fact
Michael Eugene Jones, Attorney-In-Fact

State of Tennessee
County of Davidson

On this 31st day of May, 2012, before me personally appeared Michael Eugene Jones, 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 Grace H. Jones and acknowledged that such person executed the same as the free act and deed of Grace H. Jones.

Witness my hand and official seal on the day and date first above written.

Mary Birthright
Notary Public
My commission expires: 11-3-15

RETURN TO:
Wilkins & Ivey
Woodmont Centre, Ste. 100
104 Woodmont Blvd.
Nashville, TN 37205

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY