WARRANTY DEED

R-VRES-12-4404

JOHN GLEAVES 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 $119,500.00

Affiant

Subscribed and sworn to before me, this 27th DAY OF July, 2012.

Notary Public

MY COMMISSION EXPIRES: 5-20-14
(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
Adam Smith	Wright-Patt Credit Union, Inc. DBA CU	Select
4404 Saunders Avenue (ADDRESS)	(NAME) 3040 Presidential Drive, Suite 202 (ADDRESS)	
Nashville, TN 37216 (CITY) (STATE) (ZIP)	Fairborn, OH 45324 (CITY) (STATE) (ZIP)	06103004200

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, we CAROLYN C. JONES, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto ADAM SMITH, A SINGLE MAN, 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. 101 ON THE PLAN OF SECTION ONE, GRA-MAR ACRES OF RECORD IN PLAT BOOK 2133, PAGE 27, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO CECIL D. JONES AND WIFE, CAROLYN C. JONES BY DEED FROM SWEENEY-CLARK REALTY COMPANY, INC. OF RECORD IN BOOK 2204, PAGE 637, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED NOVEMBER 20, 1953.

THE SAID CECIL D. JONES HAVING SINCE DIED (PROBATE FILED 11/29/2011 DOCKET # 11P1745, DAVIDSON COUNTY, TENNESSEE PROBATE COURT) LEAVING CAROLYN C. JONES AS SURVIVING TENANT BY THE ENTIRETY.

THIS CONVEYANCE IS SUBJECT TO A) 2012 PROPERTY TAXES AND SUBSEQUENT, WHICH ARE ASSUMED BY THE GRANTEE(S) HEREIN; B) INSTRUMENTS OF RECORD IN PLAT BOOK 2133, PAGE 27, SAID REGISTER'S OFFICE; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

unimproved ( )
This is improved (X) property, known as 4404 Saunders Avenue, 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:T20120056467 DEEDWARR
Recvd: 08/01/12 09:23 2 pgs
Fees:13.00 Taxes:442.15
20120801-0067764

*one and the same as CAROLYN CARTER JONES

Witness my/our hand(s) this 27th day of July, 2012.

Carolyn C. Jones by Brenda Kincaid as Attorney-in-Fact

Carolyn C. Jones by Brenda Kincaid, as Attorney-in-Fact

STATE OF Tennessee
COUNTY OF Davidson

Before me personally appeared BRENDA KINCAID 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 Carolyn C. Jones and who acknowledged he/she/they executed the same as the free act and deed of the said Carolyn C. Jones.

Witness my hand and official seal, this the 30th day of July, 2012.

Megan Paulus

Notary Public
My Commission Expires: 1-9-16

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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