BILL GARRETT, Davidson County
Trans:T20120063747 DEEDWARRSP
Recvd: 08/27/12 08:49 3 pgs
Fees:18.00 Taxes:240.50
20120827-0076665

Bk 44

THIS INSTRUMENT PREPARED BY:
Catherine H. Gwyn
GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
Suite 1700
150 Third Avenue South
Nashville, TN 37201
(615) 244-4994

CATHERINE H. GWYN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires June 21, 2016

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $65,000.00.

AFFIANT

Subscribed and sworn to before me, this 24 day of August, 2012

Notary Public

My Commission Expires: 6-21-16

Address new owner as follows:	Send Tax Bills to:	Map-Parcel Numbers
David L. Witt 208 Disspayne Drive Nashville, TN 37214	SAME	13505001000

SPECIAL WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **JAMES R. JONES,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **DAVID L. WITT**, hereinafter called the

Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 15 on the Plan of Town Park Estates, of record in Book 3300, Page 64, Register's Office for Davidson County, Tennessee.

Said Lot No. 15 fronts 71 feet on the southerly margin of Southwind Drive and extends back 171.14 feet on the easterly line and 223 feet on the westerly line to a dead line in the rear measuring 87.96 feet thereon.

And being the same premises conveyed to James R. Jones by Catherine H. Gwyn, Successor Trustee, of record in Instrument No. 20120803-0069155, Register's Office of Davidson County, Tennessee.

Subject property is not the usual place of residence of the Grantor or his spouse.

This conveyance is subject to the following:

1. 2012 taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantee. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. Matters shown on Plan of record in Book 3300, page 64, Register's Office for Davidson County, Tennessee.

This is improved property known as 1707 Southwind Drive, Nashville, TN 37217

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, his heirs and assigns, forever; and I further covenant and bind myself, my heirs and assigns, to specially warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all persons claiming by, through or under said Grantor, but not otherwise, and the use of any gender shall be applicable to all genders.

WITNESS my hand this 24th day of August, 2012.

James R. Jones

James R. Jones

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JAMES R. JONES**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 24th day of August, 2012.

Catherine H. Gwyn

Notary Public

My Commission Expires: 6-21-16

CATHERINE H. GWYN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Comm. Expires
June 21, 2016