THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney at Law
303 Frances Street (Zip 37072)
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BILL GARRETT, Davidson County
Trans:T20120081020 DEEDWARR
Recvd: 10/25/12 09:29 2 pgs
Fees:13.00 Taxes:462.50
20121025-0097778

Warranty Deed

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Tyler D. Jones 318 Westchester Dr. Madison, TN 37115	Same	Map 51-02 Parcel: 59

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, VIRGINIA JANE HIXSON JONES hereinafter referred to as the "GRANTOR", has bargained and sold and by these presents does transfer and convey unto TYLER D. JONES, a single man, hereinafter referred to as the "GRANTEE", his heirs and assigns, a 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. 26 on the Plan of Holiday Hills, Section II, as of record in Book 3700, Page 19, Register's Office for Davidson County, Tennessee.

Said Lot No. 26 fronts 115 feet on the east side of Westchester Drive and extends back between parallel lines 405.3 feet to a dead line.

The legal description, as hereinabove set forth is the same as that contained in the previous Deed of Record. SOT #20121025 0097777

The current mailing address for said property is 318 Westchester Drive, , Madison, Tennessee 37115.

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 the GRANTOR does covenant with the said GRANTEE that the GRANTOR is lawfully seized and possessed of said land in fee simple, has a good right to convey it and warrants that the same is unencumbered, except as follows:

1. Real Property Taxes for the year 2012, which are a lien, but not yet due and payable, which will be prorated between the parties and will be paid, in full, by the GRANTEES, when due.

2. Any and all matters as they may appear on the plan of record in Book 3700, page 19, said Register's Office.

And, the GRANTOR does further covenant and bind herself, her heirs or assigns to 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 whomsoever.

WITNESS our hands on the day and date last acknowledged below.

"GRANTOR" "GRANTEE"

VIRGINIA JANE HIXSON JONES TYLER D. JONES

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, VIRGINIA JANE HIXSON JONES and TYLER D. 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, at office, this the 29th day of August, 2012.

NOTARY PUBLIC

My Commission Expires: August 20, 2013

HOMER R. AYERS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $125,000.00.

Affiant

Sworn to and subscribed before me, this the 29th day of August, 2012.

NOTARY PUBLIC

My Commission Expires: August 20, 2013

HOMER R. AYERS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY