WARRANTY DEED

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF ~~Dickson~~ DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 147,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of January, 2013

Notary Public:

MY COMMISSION EXPIRES: 9-9-14
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Kelly K. Jones	NEW OWNER	Parcel ID:
693 Legends Crest Dr.		09504023400
Franklin, TN 37069		

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Mary Craytor Schneider, unmarried

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Kelly K. Jones and wife, Angela R. Jones
hereinafter called the GRANTEES, their 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 part of Lot Nos. 71, 72, and 73 (erroneously referred to as all of Lot Nos. 71, 72, and 73 on previous deeds), on the Map of Bluefields, of record in Book 843, Page 34, Register's Office for said County, and being more particularly described according to a survey by Z.J. Wilkinson, Surveyor, dated July 10, 1950, as follows:

Beginning at a point in the easterly margin of Spring Valley Road, 50 feet North of the common corner of Lot Nos. 71 and 72; thence South 75 degrees 53 minutes East 306 feet to a point; thence South 14 degrees 49 minutes West 80 feet to a point; thence North 81 degrees 33 minutes West 284.1 feet to a point in the East margin of Spring Valley Road, which is 60 feet South of the corner of Lot Nos. 71 and 72; thence with the margin of Spring Valley Road, northerly 110 feet to the point of beginning.

BEING the same property conveyed to Mary Craytor Schneider by Quitclaim Deed from Julia Yundt Laird, of record in Instrument 20060124-0008812, dated January 6, 2006, Register's Office for said County.

This conveyance is made subject to: (1) 2013 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Book 843, Page 34; and (3) Easement to Metro Government of record in Book 4834, Page 379, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 133 Spring Valley Road, Nashville, TN 37214

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 hand this 7th day of January, 2013.

Mary Craytor Schneider
Mary Craytor Schneider

BILL GARRETT, Davidson County
Trans:T20130002565 DEEDWARR
Recvd: 01/10/13 08:50 2 pgs
Fees:13.00 Taxes:543.90

20130110-0003099

STATE OF TENNESSEE
COUNTY OF Dickson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mary Craytor Schneider, 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.

Witness my hand and official seal at Dickson, Tennessee, this 7th day of January, 2013.

My Commission Expires: 9/9/14

Notary Public

