box13

BILL GARRETT, Davidson County
Trans:T20130017103 DEEDWARR
Recvd: 03/01/13 10:26 2 pgs
Fees:13.00 Taxes:440.30
20130301-0020633

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $119,000.00

Affiant

Subscribed and sworn to before me, this 28TH DAY OF FEBRUARY, 2013.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

Beth Hazelwood
State of Tennessee
Notary Public
My Comm. Exp. 3/3/2014
Davidson County

WARRANTY DEED

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
Janie Marie Hughes, an unmarried person	SWBC Mortgage Corporation	04107005700
	(NAME)	
1304 Cheshire Drive	9311 San Pedro #100	04107005700
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	San Antonio, TX 78216	
(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 Vickie Darlene Jones Myers, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Janie Marie Hughes, an unmarried person, 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. 464 ON THE PLAN OF BELLSHIRE ESTATES, SECTION "B", AS OF RECORD IN BOOK 2331, PAGES 128 AND 129, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT 464 FRONTS 223.5 FEET ON THE WEST SIDE OF CHESHIRE DRIVE, AND RUNS BACK 260.2 FEET ON THE NORTH LINE AND 230 FEET ON THE SOUTH LINE TO A DEAD LINE IN THE REAR ON WHICH IT MEASURES 131 FEET.

BEING THE SAME PROPERTY CONVEYED TO EDWARD A. JONES AND WIFE, FRANCES T. JONES BY DEED FROM WRIGHT & SADLER, INC. A TENNESSEE CORPORATION, OF RECORD IN BOOK 2810, PAGE 157, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. EDWARD A. JONES HAVING PREDECEASED FRANCES T. JONES WHO DIED TESTATE AND BY ARTICLE III OF THE LAST WILL AND TESTAMENT OF FRANCES LUCILLE TISDALE JONES, DECEASED, DOCKET NUMBER 10P1373, PROBATE COURT CLERK'S OFFICE DAVIDSON COUNTY, TENNESSEE, PROPERTY WAS DEVISED TO VICKIE DARLENE JONES MYERS AND FURTHER AFFIDAVIT OF INHERITANCE WAS RECORDED IN INSTRUMENT NO. 20110909-0069864, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS IS NOT THE PRINCIPAL RESIDENCE OF THE GRANTOR(S).

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2013 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 1304 Cheshire Drive, Nashville, TN 37207
(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

WARRANTY DEED
(Continued)

plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 28th day of February, 2013.

Vickie Darlene Jones Myers

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Vickie Darlene Jones Myers, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 28th day of February, 2012.

Notary Public

My Commission Expires: 11-3-15

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

(SEAL)

RETURN TO:
Advantage Title & Escrow
3325 Aspen Grove Drive, Ste. 202
Franklin, TN 37067