Return To:

FOUNDATION
TITLE AND ESCROW, LLC

2672 ~~1725~~ N. Mt. Juliet Rd., Ste C
Mt. Juliet, TN 37122

BILL GARRETT, Davidson County
Trans: T20130017115 DEEDWARR
Recvd: 03/01/13 10:35 2 pgs
Fees: 13.00 Taxes: 1091.50
20130301-0020659

KAREN L. TRUSTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-23-2016

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is 295,000.00

Affiant

Subscribed and sworn to before me, this 27th day of February, 2013.

Notary Public

My commission expires: _____

THIS INSTRUMENT WAS PREPARED BY
SIGNATURETITLE SERVICES, LLC
2070 LEBANON ROAD
LEBANON, TN 37087

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
ADAM WILLIAMS **MEGAN WILLIAMS**	New Owner	**08306040000**
2014 EASTLAND AVE		
NASHVILLE, TN 37206		

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 ACKNOWLEDGE, WE,

PATRICK D JONES, MARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

ADAM WILLIAMS, UNMARRIED and MEGAN WILLIAMS, UNMARRIED WITH JOINT TENANTS WITH THE RIGHT OF SURVIVORSHIP

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, commencing at a point in the southerly margin of Eastland Avenue (formerly Vaughn Pike) which is the northeast corner of a tract of land conveyed by G. N. Tillman, and wife, to R. H. Paris, by deed dated January 26, 1919, of record in Book 539, Page 344, R.O.D.C., Tennessee and which said point is 218 feet easterly of the old division line between the McEwen property and the Tillman property and 193 feet easterly of the northwest corner of the intersection of the said eastland Avenue and unnamed street, sometimes known as Tillman Street or 19th Street; thence in an easterly direction with the southerly margin of Eastland Avenue 200 feet to a point; thence in a southerly direction, at right angles to the said southerly margin
of Eastland Avenue 180 feet to a point; thence in a westerly direction on a line parallel with the southerly margin of Eastland Avenue 200 feet to a point, which is the southeast corner of the aforesaid property conveyed to R. H. Paris by G. N. Tillman, and wife; and thence along a line, which is the easterly line of the said property conveyed to R. H. Paris, to the point of beginning.

BEING THE SAME PROPERTY CONVEYED TO PATRICK D JONES AND WIFE, BETTY A JONES BY WARRANTY DEED FROM BOBBY BARNETT AND WIFE, OLA EVELYN BARNETT DATED 02/03/94 AND RECORDED ON 02/09/94 IN BOOK 9245, PAGE 809, SAID REGISTER'S OFFICE FOR SAID COUNTY. BETTY A. JONES HAVING SINCE DIED ON JULY 24, 2010. PATRICK D. JONES HAVING SINCE REMARRIED AND GWENDOLYN RENAY JONES HEREBY SIGNS TO CONVEY ANY INTEREST SHE MAY HAVE, MARITAL OR OTHERWISE.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (__X__) unimproved (____) property known as 2014 EASTLAND AVE, NASHVILLE, TN 37206.

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 in 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/our hand(s) this 27th day of February, 2013.

PATRICK D. JONES

GWENDOLYN RENAY JONES

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, PATRICK D. JONES AND GWENDOLYN RENAY JONES, the within named Grantors, 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, at office, this 27th day of February, 2013.

Notary Public

My Commission Expires:_____

DAVID R.A. ROETGER
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
July 21, 2013
COUNTY OF WILLIAMSON