BILL GARRETT, Davidson County
Trans:T20130017335 DEEDWARR
Recvd: 03/01/13 15:34 2 pgs
Fees:13.00 Taxes:53.84
20130301-0021017

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $14,550.00.

Brandy Gomez
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1 DAY OF March, 2013

R. Kirkland Moser
NOTARY PUBLIC

My Commission Expires: 6-21-2016

R. KIRKLAND MOSER STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT PREPARED BY:
R. Kirkland Moser, Attorney, 201 4th Avenue North, Nashville, TN 37219

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Kara Elion 1306 Acklen Avenue Nashville, TN 37212	Kara Elion 1306 Acklen Avenue Nashville, TN 37212	081-03-0-380

Warranty Deed

For and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

MATTIE LEE JONES

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

KARA ELION

hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot(s) 29, as shown on the map entitled Buena Vista Heights Addition, of record as Plat Book 161, page 19, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to HOLLIS GAINES and wife, FRONA GAINES, by deed from JUDGE BUFORD and wife, HORTENSE BUFORD, of record as Book 1198, page 158, dated June 19, 1941, said Register's Office. The said Hollis Gaines having since died on or about June 1, 1982, leaving the said Frona Gaines as the surviving tenant by the entirety. The said Frona Gaines having since died on or about May 10, 1984, leaving a Last Will and Testament which was filed in the Davidson County Probate Court as Docket No. 74900, Davidson County,

Tennessee, and further recorded as Book 9499, page 313, said Register's Office, which devised the subject property to MATTIE LEE JONES.

This improved property is known as 1710A Pecan Street, Nashville, TN 37208.

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. We do covenant with 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, except for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 our hands this 27 day of ~~March, 2013.~~ Feb. 2013 MLJ JA

Mattie Lee Jones

Mattie Lee Jones

State of Maryland)
County of Anne Arundel

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Mattie Lee Jones, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 27 day of February, 2013.

Notary Public

My commission expires

TAMMY L. ATKINS
NOTARY PUBLIC STATE OF MARYLAND
ANNE ARUNDEL COUNTY
My Commission Expires April 19, 2016