WARRANTY DEED

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 3, 2015

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $570,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF APRIL, 2013.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Terry L. Jones	Terry L. Jones	Map 117-13-B
(NAME)	(NAME)	Parcel 49 CO
805 Foster Hill	805 Foster Hill	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	Nashville, TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, I, **ELIZABETH ELLISTON JOSEPHSON, EXECUTRIX OF THE ESTATE OF JOANNE B. EWING**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS, DO TRANSFER AND CONVEY UNTO **TERRY L. JONES AND WIFE, JENNIFER B. 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 Lot No. 805 on the Plan of Abbottsford, Phase 1, of record in Plat Book 6250, pages 419 - 421, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Andrew Ewing, Jr. and wife, Joanne B. Ewing, by deed from Madison Smith and wife, Ada T. Smith, of record in Book 7767, page 687, said Register's Office. Andrew Ewing, Jr. conveyed his interest in said property to Joanne B. Ewing by Quitclaim Deed of record in Book 9319, page 411, said Register's Office. Joanne B. Ewing has since died. Elizabeth Elliston Josephson was appointed the Executrix of the Estate of Joanne B. Ewing, with power to sell this property without the joinder of any beneficiary, under Docket No. 09P280, Probate Court Clerk's Office for Davidson County, Tennessee.

This conveyance is subject to (a) 2013 real property taxes; (b) all matters appearing on the plan of record in Book 6250, pages 419 - 421, said Register's Office; (c) restrictive covenants of record in Book 6478, page 177, Book 6530, page 242, Book 6537, page 303, Book 6576, page 509, Book 6578, page 302, Book 6591, page 347, Book 6591, page 352, Book 6592, page 400, Book 6601, page 966, Book 6607, page 519, Book 6607, page 524, Book 6607, page 529, Book 8106, page 1, Book 10458, page 810 and Instrument No. 20010514-0049648, said Register's Office; and (d) Stormwater easement of record in Book 6555, page 328, said Register's Office.

unimproved ☒

This is improved ☐ property, known as 805 Foster Hill, Nashville, Tennessee 37215
(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 plural, the plural the singular, and the use of any gender shall be applicable to all genders.

BILL GARRETT, Davidson County
Trans:T20130031011 DEEDWARR
Recvd: 04/16/13 10:56 2 pgs
Fees:13.00 Taxes:2109.00
20130416-0037691

Witness my hand this 12th day of April, 2013.

Elizabeth Elliston Josephson, Executrix

Elizabeth Elliston Josephson, Executrix

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned notary public, Elizabeth Elliston Josephson with whom I am personally acquainted and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Executrix of The Estate of Joanne B. Ewing and who further acknowledged that she is authorized to execute the within instrument as Executrix of said estate.

Witness my hand and official seal at Nashville, Tennessee this 12th day of April, 2013.

Commission expires:

Notary Public

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV 3, 2015