(2)

This Instrument Prepared By:
Thomas I. Bottorff, Attorney
2 Cadillac Drive
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans:T20130057220 DEEDWARR
Recvd: 07/05/13 09:31 3 pgs
Fees:18.00 Taxes:277.50
20130705-0069510

ADDRESS NEW OWNER:
Larry I. Jones
1301 Hickory Park Court West
Antioch, Tennessee 37013

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
Franklin American Mortgage Co.
501 Corporate Centre Drive, St. 400
Franklin, TN ,37067

MAP 162-146
GROUP
PARCEL 38

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Debra L. Myers, an unmarried woman and Calvin W. Myers, an unmarried man,** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do hereby transfer and convey unto **Larry I. Jones, unmarried,** hereinafter called the GRANTEE, his 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. 47A on the Plan of Zone Lot Division, Lot Nos 41 through 47, of record in Book 5200, page 604, as amended in Book 6250, page 591, Hickory Park Villas, Section Three, Register's Office, Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Debra L. Myers, an unmarried woman and Calvin W. Myers, an unmarried man by deed dated July 17, 2003 from Debra Myers of record in Instrument no. 20030729-0106626, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2013 and subsequent years.

This is **improved** property known as **1301 Hickory Park Court West, Antioch, Tennessee 37013.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns , forever, and, GRANTORS do covenant with the said GRANTEE that they 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, GRANTORS, do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and his 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 the **3rd** day of **July, 2013.**

Debra L. Myers

Calvin W. Myers, by Debra L. Myers, as attorney-in-fact

as attorney-in-fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Debra L. Myers, an unmarried woman and Calvin W. Myers, an unmarried man**, a bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within Warranty Deed for the purposes therein contained and she further acknowledges that she is the Attorney in Fact for **Calvin W. Myers** and as Attorney in Fact she executed the within Warranty Deed by signing the name of **Calvin W. Myers** as his free act and deed for the purposes therein contained..

WITNESS my hand and official seal this 3rd day of July, 2013.

Mary Joe Hartz
NOTARY PUBLIC



My Commission Expires: 5/3/2016

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $75,000.00.

AFFIANT

Subscribed and sworn to before me on this 3rd day of July, 2013.

NOTARY PUBLIC

My Commission Expires: 03-07-17

