Warranty Deed

Davidson County DEEDWARR Recvd: 07/23/13 09:58 2 pgs Fees:13.00 Taxes:1295.00 **20130723-0075951**	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $350,000.00 Affiant Subscribed and sworn to before me, this the 19th day of July, 2013. Notary Public My commission expires: 06-19-16

ASHLEY W. MORGAN STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY My Commission Expires 06-19-2016

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
John H. Diehl Julie M. Christensen	SAME AS OWNER	
2621-A Highview Dr.		08401006900
Nashville, TN 37206		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **JONATHAN JONES, A MARRIED MAN***, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JOHN H. DIEHL AND JULIE M. CHRISTENSEN, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 Unit A as shown in Exhibit B of the Declaration of Covenants, Conditions and Restrictions for Highview Homes, a Horizontal Property Regime with Private Elements of record in Instrument No. 20120709-0060193, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Jonathan Jones by Deed from Linda W. Senese, Devisee and Sole Beneficiary under the Last Will and Testament of Lillian F. Wall, Davidson County Probate Court, Tennessee Docket # 11P1606 of record at Instrument No. 20120517-0042968, Register's Office for Davidson County, Tennessee, dated May 11, 2012 and recorded on May 17, 2012.

Being the same property conveyed to Luther E. Wall and wife, Lillian Etta Wall by Deed from J.W. Richmond and wife, Lena M. Richmond of record in Book 3000, page 275, Register's Office for Davidson County, Tennessee, dated August 26, 1959.

Luther E. Wall having since died predeceasing Lillian Etta Wall. Lillian Etta Wall having since died on October 18, 2011, leaving a Last Will and Testament, Docket No. 11P1606, filed in the Office of the Davidson County, Tennessee Probate Court, in which Linda W. Senese was appointed Executrix of the Lillian Wall Estate.

* *Neither Grantor nor Grantor's Spouse, Whitney Jones, ever resided in the above-described real property.*

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 2621-A Highview Dr., 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 GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 19th day of July, 2013.

Jonathan Jones

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Jonathan Jones, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 19th day of July, 2013.

Notary Public

My Commission Expires: 9-9-2014

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
EXP. SEPT. 9, 2014
DAVIDSON COUNTY

I, the undersigned, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Janet Gers

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned, a Notary Public for this county and state, Janet Gers who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 06-19-16

Ashley W. Morgan

ASHLEY W. MORGAN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 06-19-2016