WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/01/13 16:21 2 pgs
Fees:13.00 Taxes:328.67
20130801-0080508

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$88,829.02.**

Manuel A Velasquez
Affiant

Subscribed and sworn to before me this 23 day of July, 2013.

Notary Public
My Commission expires: 8/19/14
(Affix Seal)

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Manuel Velasquez	SAME	11903007800
124 Dodge Drive		
Nashville, TN 37210		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Robert Eric Jones and Sheila McMorrow Jones, Husband and Wife**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Manuel Velasquez and Norma Flores**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 56 on the Plan of Crescent Heights, of record in Book 2331, Page 106, Register's Office for said County.

Said Lot No. 56 fronts 100 feet on the Northeasterly side of Dodge Drive and runs back between lines, 330.9 feet of the Northwesterly line, 335.1 feet on the Southeasterly line, to a dead line in the rear measuring 100 feet.

Included but excluded from the above description is the part of said land conveyed to the State of Tennessee Department of Highways by deed of record in Book 3369, Page 25, said Register's Office.

Being the same property conveyed to Robert Eric Jones and Sheila McMorrow Jones, Husband and Wife from Charles Wayne Thompson, unmarried by Warranty Deed on December 28, 2012, of record in Instrument Number 20130104-0001499, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2013 and subsequent years, plus any penalties and interest which may accrue.
- Subject to all matters as shown on the Plan of record in Plat Book 2331, Page 106, Register's Office for Davidson County, Tennessee.
- Easements of record in Book 4337, Page 362 and Book 2495, Page 513, Register's Office for Davidson County, Tennessee.

This is improved property known as: **124 Dodge Drive, Nashville, TN 37210**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 July 23, 2013.

Robert Eric Jones

Robert Eric Jones

Sheila McMorrow Jones

Sheila McMorrow Jones

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Robert Eric Jones and Sheila McMorrow Jones,** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this July 23, 2013

My commission expires 8/19/16

Notary Public

ANDREW A. MALONEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

I, Andy Maloney, 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.

Signature

State of TN
County of Davidson

Personally appeared before me, Hal Wilson, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 7/6/15

HAL WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY