BILL GARRETT, Davidson County
Trans:T20130070917 DEEDWARR
Recvd: 08/16/13 13:23 3 pgs
Fees:18.00 Taxes:76.78
20130816-0086462

RECORD & RETURN TO:
FILE BOX 36 if Davidson County

# WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $20,750.00.

Sarah Woodward
Affiant

Subscribed and sworn to me on August 13, 2013.

Todd A. Bricker
NOTARY PUBLIC

TODD A. BRICKER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Todd A. Bricker
My Commission Expires
March 3, 2014
STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY:
Todd A. Bricker
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #26606ASP

| NAME/ADDRESS OF NEW OWNER: | SEND TAX BILLS TO: | MAP – PARCEL # |
|---|---|---|
| Elliott Warner Jones, Jr.<br>Colleen J. Jones<br>119 Windsor Drive<br>Nashville, TN 37205 | ELLIOTT WARNER JONES JR.<br>COLLEEN JONES<br>119 WINDSOR DR.<br>NASHVILLE, TN 37205 | P/O 130-1-174 |

**FOR AND IN CONSIDERATION** of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Geoffrey H. Woodward and wife, Sarah Woodward, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents does transfer and convey unto Elliott Warner Jones, Jr. and wife, Colleen J. Jones, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in the 23rd Councilmanic District of Nashville, Davidson County, Tennessee, being a part of Lot 120 on the plan of the resubdivision of Lots 110, 112, 114, 116, 120 and 132, Bransford Realty Company's Belle Meade Golf Links Subdivision, recorded in Book 8250, Page 898, Register's Office for said County more particularly described as follows:

Beginning at the Southwest corner of Lot 118 shown on the plan of Bransford Realty Company's Belle Meade Golf Links Subdivision, recorded in Book 421, Pages 94 and 95, R.O.D.C.;

Thence along the South line of said Lot 118, S 68 deg. 19' 04" E, 50.19 feet to the East line of Lot 116 shown on the above referenced subdivision;

Thence along said East line of Lot 116, S 45 deg. 22' 53" W, 97.77 Feet;

Thence N 21 deg. 28' 59" W, 31.64 Feet;

Thence N 30 deg. 52' 29" W, 67.31 feet to the point of beginning and containing .07 Acre, more or less.

Creating revised boundaries for Lots 118 and 120 as shown on the resubdivision of Lots 118 and 120 of record in Instrument No. 20130812-0084266, said Register's Office.

Being a portion of the same property conveyed to Geoffrey Woodward and wife, Sarah Woodward by Deed from Neil Kunkel and wife, Paula Walker, dated 05/31/06 in Instrument No. 20060602-0065104, in the Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2013 County taxes which have been prorated by the parties and assumed by the Grantor.
2. Matters shown on plan of record in Instrument No. 20130812-0084266, Register's Office for Davidson County, Tennessee.
3. Easements for Sanitary Sewer and/or Storm Drainage of record in Book 5408, page 70 and in Book 5506, page 541, said Register's Office.
4. Subject to Neighborhood Conservation Overlay Zoning and made applicable by Ordinances No. BL2003-1418 in the Metro Clerk's Office for said County, together with any and all restrictions imposed by the Metropolitan Historic Zoning Commission, not of record.
5. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This property is also known as a portion of improved property located at 119 Windsor Drive, Nashville, TN 37205.

**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 GRANTORS does covenant with the said GRANTEES 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 does further covenant and bind themselves, their heirs and assigns, 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.

**WITNESS** our hands on August 13, 2013.

Geoffrey H. Woodward

**Geoffrey H. Woodward**

Sarah Woodward

**Sarah Woodward**

**STATE OF TENNESSEE, COUNTY OF DAVIDSON**

On August 13, 2013, before me personally appeared Geoffrey H. Woodward and Sarah Woodward to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal on August 13, 2013.

NOTARY PUBLIC

My Commission Expires:




NOTARY PUBLIC
Todd A. Bricker
My Commission Expires
March 3, 2014
STATE OF TENNESSEE