Return to:
Touchstone Title & Escrow, LLC
318 Seaboard Lane #114
Franklin, TN 37067

WARRANTY DEED

KIMBERLY HOLLINGSHEAD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires January 27, 2015

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $296,800.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of September, 2013.

Notary Public

MY COMMISSION EXPIRES: 1-27-15

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 5107 Maryland Way, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Lee Tabor	NEW OWNER	10306019000
(NAME)	(NAME)	BILL GARRETT, Davidson County
604 Kendall Drive		Trans:T20130084228 DEEDWARR
(ADDRESS)	(ADDRESS)	Recvd: 09/30/13 11:36 2 pgs
Nashville, TN 37209-4508		Fees:13.00 Taxes:1098.16
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	20130930-0102289

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Beverly Jones, III and wife, Brooke M. Jones**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Lee Tabor and Jennifer Tabor , husband and wife**, hereinafter called the GRANTEE(S), their heirs and/or 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. 69 on the plan of Brookside Courts Addition No. 2 as of record in Plat Book 1835, page 47, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Beverly Jones, III and husband, Brooke M. Jones by Deed from Alan F. Yanda, unmarried, dated 06/30/2003 and filed for record on 08/12/2003 in Instrument 200308120115433, Register's Office for Davidson County, Tennessee. Said deed was rerecorded in Instrument 200407160085269.

This conveyance is made subject to the following:

All matters as set forth per Plat Book 1835, Page 47, said Register's Office.
Driveway Easement of record in Book 5320, Page 926, said Register's Office.
County of Davidson taxes for the year 2013 and subsequent years, a lien not yet ascertainable, due or payable.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 604 Kendall Drive, Nashville, TN 37209-4508
(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 GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said

GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 13th day of September, 2013.

Beverly Jones, III

Brooke M. Jones

State of Tennessee
County of Williamson

Personally appeared before me Beverly Jones, III and Brooke M. Jones, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 13th day of September, 2013.

Notary Public
My Commission Expires: 10/30/16

TONJA BARRON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
5107 Maryland Way
Brentwood, TN 37027