BILL GARRETT, Davidson County
Trans:T20130106870 DEEDWARR
Recvd: 12/26/13 10:18 2 pgs
Fees:13.00 Taxes:591.63
20131226-0129778

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is 159,900.00

Affiant

Subscribed and sworn to before me, this 20 day of December, 2013.

Notary Public

My commission expires: MY COMMISSION EXPIRES MARCH 1, 2016

JANA D. DRURY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
505 E MAIN STREET SUITE B
HENDERSONVILLE, TN 37075

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
ANSHIKA SHARMA	**ACADEMY MORTGAGE CORPORATION**	**04215001500**
125 S. GRAYCROFT AVE.	1220 East 7800 South	
MADISON, TN 37115	Sandy, UT 84094	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

VANITA Z. JONES, UNMARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

ANSHIKA SHARMA

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in the 11th Civil District of Davidson County, Tennessee, described according to a survey made by H. Gee, April 15, 1959, as follows:

Beginning on the easterly margin of Graycroft Road at the southwest corner of the property conveyed to Snow Watson and wife, by deed from George P. Howell, et al, as of record in Book 2646, page 409, Register's Office for said County; thence with Watson's southerly line, South 88 deg. 17' East 268.5 feet to the westerly line of Block "C" on the Map of Marthonna; thence with the westerly line of said Block, South 1 deg. 48' West 100 feet to a point, 401.1 feet of the northerly margin of Marthonna Road South; thence North 88 deg. 17' West 268.4 feet to the easterly margin of Graycroft Road; thence with said Road, North 2 deg. 01' West 20.1 feet; thence North 2 deg. 42' East 80 feet to the beginning.

BEING THE SAME PROPERTY CONVEYED TO LINDSEY T. JONES AND WIFE, VANITA Z. JONES, BY WARRANTY DEED FROM ANNIE LEE C. CORLEW, UNMARRIED, DATED 07/27/1993 AND RECORDED ON 08/04/1993 IN BOOK 9037, PAGE 212, SAID REGISTER'S OFFICE FOR SAID COUNTY. LINDSEY T. JONES having since died on May 21, 2009, per the death certificate.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (X) unimproved (____) property known as 125 S. GRAYCROFT AVE., MADISON, TN 37115.

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 we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 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 my/our hand(s) this 20 day of December, 2013.

Vanita Z. Jones
VANITA Z. JONES

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, VANITA Z. JONES, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 20 day of December, 2013.

Notary Public

My Commission Expires: 7-24-17

DAVID R. A. ROETGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY