BILL GARRETT, Davidson County
Trans:T20140011659 DEEDWARR
Recvd: 02/19/14 12:34 2 pgs
Fees:13.00 Taxes:1609.50

20140219-0014226

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $435,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF FEBRUARY, 2014.

Notary Public

MY COMMISSION EXPIRES: 10/18/16

(AFFIX SEAL)

ADAM G. LaFEVOR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

File No.: ALW-13-513

THIS INSTRUMENT WAS PREPARED BY
Commerce Title & Escrow, LLC
1812 Broadway
Nashville, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tiffany L. Jones and Jason O. Jones	Mortgage Investors Group	82-15-229.00
(NAME)	(NAME)	
513 Fatherland Street	8320 East Walker Springs Lane # 200	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Knoxville, TN 37923	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, I/WE, **WILLIAM R. GREENLEAF AND JENNIFER B. GREENLEAF, HUSBAND AND WIFE**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **TIFFANY L. JONES AND HUSBAND, JASON O. JONES**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** County, State of **TENNESSEE**, described as follows, to-wit:

Land located in the 6th Council District of Nashville, Davidson County, Tennessee on the Northerly margin of Fatherland Street, 200 feet West of South Sixth Street said land being Lot 9 and part of Lot 8, Zollicoffers Plan of Lots of record in Book 19, Page 162, Registers Office, Davidson County, Tennessee described according to a Boundary Survey dated 2-4-13 by Campbell, McRae & Associates, Surveying, Inc. (John Hood TN. R.L.S.#1838) as follows:

Beginning at an iron rod (old) on the Northerly margin of Fatherland Street at the Southwest corner of Lot 10, Zollicofer's Plan of Lots (Book 19, Page 162 R.O.D.C., TN.) and the Southeast corner of Lot 9 of said Zollicofer's Plan, said rod being located S 65°15'00" W 200.00 feet from the Northwest intersection of South 6th Street and said Fatherland Street; thence with said Northerly margin S 65°15'00" W, passing the Southwest corner of Lot 9 for a total distance of 48.00 feet to an iron rod (old) at the Southeast corner of the Josephine Lynn Colley Land (Instrument# 20120302-0018486 R.O.D.C., TN.); thence with said Colley N 25°27'00" W 170.00 feet to an iron rod (old) in the Southerly margin of Alley No. 260; thence with said Southerly margin N 65°15'00" E 48.00 feet to the Northwest corner of said Lot 10; thence with said Lot 10 S 25°27'00" E 170.00 feet to the point of beginning.

Being part of the same property conveyed to William R. Greenleaf and Jennifer B. Greenleaf, husband and wife by Warranty Deed from Anderson W. Williams and wife, Kathleen C. Williams, dated February 28, 2013, of record in Instrument No. 20130305-0022062, in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to William R. Greenleaf and Jennifer B. Greenleaf, husband and wife by Quitclaim Deed from William R. Greenleaf and Jennifer B. Greenleaf, husband and wife, dated March 5, 2013, of record in Instrument No. 20130305-0022063, in the Register's Office for Davidson County, Tennessee.

William R. Greenleaf executes this document on behalf of Jennifer B. Greenleaf by virtue of Power of Attorney recorded simultaneously herewith in Instrument Number 20140219-0014225, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 513 Fatherland Street, Nashville, TN 37206
(House Number) (Street) (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 GRANTEES, their heirs and 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 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 18th day of February, 2014.

William R. Greenleaf

Jennifer B. Greenleaf by William R. Greenleaf, attorney in fact
Jennifer B. Greenleaf
by William R. Greenleaf, Attorney in Fact

STATE OF Tennessee
COUNTY OF Davidson

On this the 18th day of February, 2014, before me personally appeared William R. Greenleaf to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Jennifer B. Greenleaf and who acknowledged he executed the same as the free act and deed of the said Jennifer B. Greenleaf.

Witness my hand and official seal, this the 18th day of February, 2014.

Notary Public
My Commission Expires: 10/18/16

ADAM G. LaFEVOR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF Tennessee
COUNTY OF Davidson

On this the 18th day of February, 2014, before me personally appeared William R. Greenleaf to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 18th day of February, 2014.

Notary Public
My Commission Expires: 10/18/16

ADAM G. LaFEVOR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.