BILL GARRETT, Davidson County
Trans:T20140014797 DEEDWARR
Recvd: 03/04/14 14:10 2 pgs
Fees:13.00 Taxes:444.00
20140304-0018164

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $128,000.00

Affiant

Subscribed and sworn to before me, this 28TH DAY OF FEBRUARY, 2014.

Notary Public

MY COMMISSION EXPIRES:

11-3-15 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lindsay Farnsworth, a single woman and Corey Maass, a single man	Quicken Loans, Inc.	07305020300
	(NAME)	
2300 Andrew Place	1050 Woodard Avenue	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Detroit, MI 48226-1906	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we The Estate of Irene Jones a/k/a Irene Pennington Jones, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Lindsay Farnsworth, a single woman and Corey Maass, a single man, hereinafter called the Grantees, their heirs and assigns, that 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. 15 ON THE PLAN OF GIBSON HEIGHTS, AS OF RECORD IN BOOK 1835, PAGE 133, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION OF SAID LOT.

BEING THE SAME PROPERTY CONVEYED TO JAMES G. JONES AND WIFE, IRENE JONES BY DEED FROM HARRY V. LAWRENCE AND WIFE, ELIZABETH B. LAWRENCE OF RECORD IN BOOK 3097, PAGE 361. JAMES G. JONES HAVING PREDECEASED IRENE JONES. IRENE PENNINGTON JONES SINCE DIED, AND HER WILL, ADMITTED TO PROBATE IN PROBATE FILE 13P1569, PROBATE COURT FOR DAVIDSON COUNTY, TENNESSEE, DIRECTS THE WITHIN PROPERTY TO BE CONVEYED BY THE EXECUTOR, DONALD RAY PENNINGTON.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2014 AND SUBSEQUENT YEARS.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 2300 Andrew Place, Nashville, TN 37216
(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 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 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 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 28th day of February, 2014.

WARRANTY DEED
(Continued)

The Estate of Irene Jones a/k/a Irene Pennington Jones

BY: _____
Donald Ray Pennington, Executor

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Donald Ray Pennington, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 28th day of February, 2014.

_____
Notary Public

My Commission Expires: 11-3-15

(SEAL)

MARY BIRTHRIGHT
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072