# WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20140020671 DEEDWARR
Recvd: 03/27/14 14:29 3 pgs
Fees: 18.00 Taxes: 1692.75

20140327-0025458

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $457,500.00

Codesta Thomas
Affiant

Subscribed and sworn to before me, this 3rd day of March, 2014

Jessica N. Brooks
Notary Public

MY COMMISSION EXPIRES: 6-13-17
(AFFIX SEAL)

JESSICA N. BROOKS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

| ADDRESS NEW OWNERS AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Lance Fagan Jones | New Owner | 102-16-0 |
| (NAME) | (NAME) | (MAP) |
| 503 West Hillwood Drive | | 082.00 |
| (ADDRESS) | (ADDRESS) | (PARCEL) |
| Nashville, TN 37205 | | |
| (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 consideration, the receipt of which is hereby acknowledged, I/we, James M. Williams, Jr., Anne Cole, and Allison Meta, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Lance Fagan Jones and Adrianne Elizabeth Jones, husband and wife, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 135 on the Plan of Hillwood Estates, Section Eight of record in Plat Book 2133, Page 123, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to James M. Williams and wife, Nancy Williams by Deed from George O. Ray and wife, Hilda A. Ray of record in Book 4045, Page 557, in the Register's Office for Davidson, Tennessee. Said property being further conveyed to Nancy G. Williams, Trustee U/A/D Apr 07 1995, by Quitclaim Deed from Nancy Williams, of record in Book 9641, page 637, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Nancy G. Williams, Trustee under the Nancy G. Williams Revocable Living Trust Agreement dated April 7, 1995, by Quitclaim Deed of record in Instrument No. 20000811-0079810, Register's Office for Davidson County, Tennessee; and further

Being the same property conveyed to Anne Cole, formerly known as Anne Williams Walker, Allison Meta and James M. Williams, Jr. by Quitclaim Deed dated April 19, 2011, from Nancy G. Williams, Trustee, of record in Instrument No. 20110610-0044434, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, known as: 503 West Hillwood Drive, Nashville, Tennessee 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 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 3rd day of March, 2014.

James M. Williams, Jr.

Anne Cole
Anne Cole

Allison Meta by: James M. Williams, Jr.
Attorney-in-Fact

**STATE OF ~~TENNESSEE~~ Mississippi**
**COUNTY OF ~~WILLIAMSON~~ Madison**

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared ~~James M. Williams, Jr.,~~ Anne Cole with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the within named bargainor, and that he executed the foregoing instrument of his own free will for the purposes therein set forth.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 3rd day of March, 2014.

STATE OF MISSISSIPPI
VICKIE SMITH GRAVES
ID No
50574
NOTARY PUBLIC
Comm Expires
December 10, 2014
MADISON COUNTY

Vickie Smith Graves
Notary Public

My Commission Expires:

**STATE OF** _____
**COUNTY OF** _____

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Anne Cole, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon her oath acknowledged herself to be the within named bargainor, and that she executed the foregoing instrument of her own free will for the purposes therein set forth.

Witness my hand and official seal at office at office, on this the 3rd day of March, 2014.

Notary Public

My Commission Expires:

**STATE OF TENNESSEE**
**COUNTY OF WILLIAMSON**

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared James M. Williams, Jr., whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the Attorney-in-Fact for Allison Meta, the within named bargainor, and that he as such Attorney-in-Fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name Allison Meta, the bargainor, by the said, James M. Williams, Jr., as Attorney in Fact.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 1$^{5th}$ day of November, 2013.

Notary Public

My Commission Expires:

Witness my/our hand(s) this 3rd day of March, 2014.

James M. Williams, Jr.

Anne Cole

Allison Meta by: James M. Williams, Jr.
Attorney-in-Fact

**STATE OF TENNESSEE**
**COUNTY OF WILLIAMSON**

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Witness my hand and official seal at office at Brentwood, Tennessee, on this the 3rd day of March, 2014.

Notary Public

JUDY S. WELLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires: 6/21/16

**STATE OF** _____
**COUNTY OF** _____

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Anne Cole, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon her oath acknowledged herself to be the within named bargainor, and that she executed the foregoing instrument of her own free will for the purposes therein set forth.

Witness my hand and official seal at office at office, on this the 3rd day of March, 2014.

Notary Public

My Commission Expires:

**STATE OF TENNESSEE**
**COUNTY OF WILLIAMSON**

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Notary Public

JUDY S. WELLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires: 6/21/16