WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20140036221 DEEDWARR
Recvd: 05/23/14 09:54 2 pgs
Fees: 13.00 Taxes: 321.90

20140523-0044568

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $87,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of April, 2014.

Notary Public

MY COMMISSION EXPIRES: SEP 20 2016

(AFFIX SEAL)

KRISTEN M. TRAINI Notary Public Rutherford County, TENN

THIS INSTRUMENT WAS PREPARED BY
Touchstone Title and Escrow, LLC, 318 Seaboard Lane, Suite 114, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
David O. Jones Jr.	NEW OWNER	050-07-0-102.00
(NAME)	(NAME)	
3305 Valley Creek Lane		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, Terentius A. Vestal and Yolanda O. Cothran both unmarried, as Joint Tenants with Rights of Survivorship, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto David O. Jones Jr., an unmarried person, 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 Davidson County, Tennessee, being Lot 167, SECTION 9, VILLAGE BY THE CREEK, as shown on plat of record in Plat Book 7900, Page 699, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Terentius A. Vestal and Yolanda O. Cothran, both unmarried, as Joint Tenants with Rights of Survivorship by Warranty Deed from B & J Builders, recorded on the 5th day of September, 1996 in Deed Book 10180, Page 854, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

unimproved ☐

This is improved ☑ property, known as 3305 Valley Creek Lane, Nashville, TN 37207
(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 our hands this 30th day of April, 2014.

Terentius A. Vestal

Yolanda O. Cothran

STATE OF TENNESSEE

COUNTY OF Davidson

On this 30th day of April, 2014, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Terentius A. Vestal and Yolanda O. Cothran**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:
1-27-15

Notary Public,

KIMBERLY HOLLINGSHEAD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Please Record and Return To:
SIGNATURE TITLE SERVICES, LLC
1517 Hunt Club Blvd.
Ste 200
Gallatin, TN 37066