BILL GARRETT, Davidson County
Trans:T20140036577 DEEDWARR
Recvd: 05/27/14 09:10 2 pgs
Fees:13.00 Taxes:259.00
20140527-0045078

RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
695 PRESIDENT PL., STE. 203
SMYRNA, TN 37167
VT-14500088

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$70,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the
23rd day of MAY, 2014.

Notary Public

MY COMMISSION EXPIRES:

GAIL C. VINCENT
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 6, 2015

THIS INSTRUMENT WAS PREPARED BY
VICTORY TITLE & ESCROW, LLC, 695 PRESIDENT PL., STE. 203, SMYRNA, TN 37167

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
CHRIS CRIMMINS 305 PEACHTREE ST NASHVILLE, TN 37210	SAME	119-01-0-344.00 119-01-0-345.00

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 ACKNOWLEDGED, WE,

ROY S. JONES AND WIFE, CYNTHIA L. JONES

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

CHRIS CRIMMINS

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:

Property #1:
LAND in Davidson County, Tennessee, being part of Lots Nos. 45 and 46 in the W. G. Thuss Addition to Nolensville Pike, as of record in Book 332, Page 149, Register's Office for Davidson County, Tennessee, described as follows:
BEGINNING at the northwest corner of said Lot No. 46 which is the southeast corner of New and Oriel Streets (now Austin and Oriel Avenues); thence south with the east line of New Street (now Austin Avenue), 96 feet to the north line of the property conveyed by the Tennessee Property Company to G. W. Smith and wife, by deed dated February 12, 1925 and of record in Book 663, Page 139, said Register's Office; thence in a northeasterly direction with said Smith's north line, 120 feet, more or less, to the east line of said Lot No. 45; thence north with said east line of said Lot No. 45, 32 feet to the south line of Oriel Street (now Oriel Avenue); thence west with said south line of Oriel Street (now Oriel Avenue), 100 feet to the point of beginning.

Property #2:
Land in Davidson County, Tennessee, being the southerly part of Lots 45 and 46 in the W.G. Thuss Addition to Nolensville Pike as recorded in Plat Book 332, Page 149, Register's Office for Davidson County, Tennessee, described as follows:
BEGINNING at the southeast corner of Lot No. 45 directly across from an alley, thence in a westerly direction with the north boundary of said alley 100 feet to the southwest corner of Lot No. 46; thence in a northerly direction with the west line of Lot 46, 54 feet, more or less, to the right of way line of the Nashville, Chattanooga & St. Louis Railway, as defined in Deed from the Tennessee Property Company to said Railway dated Dec. 7th, 1918, and recorded in Book 615, Page 107, at said Registers Office; thence in a northeasterly direction with said right of way line, 120 feet, more or less, to the east line of Lot 45; thence south with the east line of Lot 45, 118 feet more or less, to the point of beginning.

BEING the same property conveyed to Roy S. Jones and wife, Cynthia L. Jones by Warranty Deed from Terry L. Atwood and Casey L. Atwood dated 2/22/13 and recorded 2/25/13 in Instrument Number 20130225-0018587; and part of the same property previously conveyed to Casey L. Atwood and Terry L. Atwood by Warranty Deed from Terry L. Atwood and David M. Dodd and Atwood & Dodd Properties, a general partnership, dated 10/15/04 and recorded 10/20/04 in Instrument Number 20041020-0126205, 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; 2) all restrictions of record; 3) all easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

This is Unimproved (X) property known as **341 ORIEL ST. & 0 AUSTIN AVE., NASHVILLE, TN 37210**
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 23rd day of MAY, 2014.

ROY S. JONES

CYNTHIA L. JONES

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named ROY S. JONES AND WIFE, CYNTHIA L. JONES the bargainor(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 and official seal at Nashville, Tennessee, this 23rd day of MAY, 2014.

Commission Expires:_____

Notary Public

