BILL GARRETT, Davidson County
Trans:T20140038946 DEEDWARR
Recvd: 06/03/14 15:33 2 pgs
Fees:13.00 Taxes:370.00

20140603-0048075

WARRANTY DEED

ANNE MARIE CHANDLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $100,000.00

Carmen Coats
Affiant

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

Notary Public

MY COMMISSION EXPIRES: 8-23-2016

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title & Escrow Company, 721 President Place, Suite 100, Smyrna, TN 37167

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jonathan D. Jones	OWNER	061-10-0-033.00
(NAME)	(NAME)	
6770 Bly Thrice Road		
(ADDRESS)	(ADDRESS)	
College Grove, TN 37046		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in 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, **Regions Bank,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Jonathan D. Jones, a married man and Matthew D. Engesath, a married man** 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 No. 183 on the Map of Maplewood Heights, Second Subdivision, of record in Plat Book 547, Page 103 and 104, Register's Office for said County, to which reference is made for a more complete description.**

Being part of the same property conveyed to Regions Bank by deed being recorded in Instrument 20130521-0050994, said Register's Office.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

unimproved ☐

This is improved ☑ property, known as 3859 Hutson Avenue, 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 hands this 30th day of May, 2014.

Regions Bank
By: William Beaird, Vice President

State of Alabama
County of Jefferson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared William Beaird, with who I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Vice President of Regions Bank, and that he/she as such Vice President executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal this 30th day of May, 2014.

Notary Public Helen Hosmer
My Commission Expires: 8-17-16

File No. 20136

HELEN A. HOSMER NOTARY PUBLIC STATE AT LARGE