BILL GARRETT, Davidson County
Trans:T20140041209 DEEDWARR
Recvd: 06/11/14 14:05 2 pgs
Fees:13.00 Taxes:488.03
20140611-0050906

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is 131,900.00

Affiant

Subscribed and sworn to before me, this 2nd day of June, 2014.

Notary Public

My commission expires: 11-19-14

BEVERLY PARHAM STATE OF TENNESSEE NOTARY PUBLIC DEARBORN CO.

THIS INSTRUMENT WAS PREPARED BY
SIGNATURETITLE SERVICES, LLC
640 BROADMOR BLVD., STE. 100
MURFREESBORO, TN 37129

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
DUSTIN B JONES and wife, LATORIA D JONES	**MIDSOUTH BANK**	**150090A02000CO**
3316 CALAIS CIRCLE	**ONE EAST COLLEGE STREET**	
ANTIOCH, TN 37013	**MURFREESBORO, TN 37130**	

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 ACKNOWLEDGE, WE,

GREGORY W. LEDFORD, a single person

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

DUSTIN B JONES and LATORIA D JONES, Husband and Wife

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:

BEING LOT NO. 174 ON THE PLAN OF FOREST VIEW PARK, SECTION VII, OF RECORD IN PLAT BOOK 6900, PAGE 162, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO GREGORY W. LEDFORD, BY CASH DEED FOR TENNESSEE FROM MEL MARTINEZ, SECRETARY OF HOUSING AND URBAN DEVELOPMENT, OF WASHINGTON, D.C., DATED 03/15/2002 AND RECORDED ON 03/20/2002 IN INSTRUMENT NUMBER 20020320-0034585, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, IN THE AMOUNT OF $103,500.00.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (_X_) unimproved (_____) property known as 3316 CALAIS CIRCLE, ANTIOCH, TN 37013.

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 in 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 2nd day of June, 2014.

GREGORY W. LEDFORD

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, GREGORY W. LEDFORD, the within named Grantor(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, at office, this 2nd day of June, 2014.

Notary Public

BEVERLY PARHAM
STATE OF TENNESSEE NOTARY PUBLIC
WEAKLEY CO. TN.

My Commission Expires: 11-19-14