This Instrument Prepared By:
Lee & Lee Attorneys at Law, PC
109 East Gay Street, 615-444-1312
Lebanon, Tennessee 37087

L&L# K41A

ADDRESS NEW OWNER:
James R. Jones
1689 Stewarts Ferry Pike
Hermitage, Tennessee 37076

SEND TAX BILL TO:
Owner

MORTGAGEE:

Davidson County DEEDWARR
Recvd: 06/16/14 10:23 3 pgs
Fees:18.00 Taxes:481.00
20140616-0052148

MAP **09800008900**
GROUP
PARCEL

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Jeffrey S, Tayes, Executor for The Estate of Sarah Carmene Eakes** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does transfer and convey unto **James R. Jones and wife, Donna C. Jones**, hereinafter called the GRANTEES, their heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Being a tract of land in the 4th Civil District of Davidson County, Tennessee. Also being the southerly part of Lot No. 6 of a part of the land conveyed to A. T. Jacobs, et ux, from Thomas Sanders, et al in Deed Book 2797, page 253, Register's Office for Davidson County, Tennessee.

BEGINNING at a highway monument on the new right-of-way on the north side of Earhart Road, also being 17.2 feet north of the southwest corner of Lot No. 5, A.T. Jacobs' Land; thence North 79 degrees, 12 mins. West 41.45 feet to an iron pin being the beginning of a curve in Earhart Road; thence with said curve with a radius of 152.86 feet, 225.8 feet to a monument in the East right-of-way of Earhart Road; thence South 81 degrees 00 mins. East 5.0 feet to a highway monument in the East right-of-way of Earhart Road; thence North 5 degrees 15 minutes East 68.0 feet to an iron pin in the East right-of-way of Earhart Road being 217.1 feet South of right-of-way Interstate I-40; thence leaving Earhart Road South 82 degrees 30 minutes East 175.85 feet to an iron pin in the West line of Lot No. 5 of A.T. Jacobs Land; thence with said Lot No. 5 South 5 degrees 15 minutes West 216.45 feet to a highway monument also being the point of beginning.

Being the same property conveyed to Carmene Eakes by Quitclaim Deed from Raymond E. Eakes, dated August 20, 2003, of record at Instrument No. 20030829-0125596, Register's Office of Davidson County, Tennessee. Carmene Eakes, also known as Sarah Carmene Eakes, died on August 28, 2013. For further source of title, reference is made to Record Book 7123, page 948, Register's Office of Davidson County, Tennessee. Raymond E. Eakes died February 15, 2004, predeceasing Carmene Eakes. By will of Carmene Eakes, filed September 4, 2013, in the Seventh Circuit Court for the Davidson County, Tennessee Probate Division, Jeffrey S. Tayes was appointed Executor and empowered to dispose of the realty as part of the probate estate. Case No. 13P1467.

This is improved property known as 3117 Earhart Road, Hermitage, Tennessee 37076. Possession is to be given on June 13, 2014.

THIS CONVEYANCE is made subject to all taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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,

GRANTOR does covenants with the said GRANTEES that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and,

GRANTOR, does further covenant and bind himself, his 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.

WITNESS our hands this the 13th day of June, 2014.

Jeffrey S Tayes Executor
Jeffrey S. Tayes, Executor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Jeffrey S. Tayes, Executor of The Estate of Sarah Carmene Eakes**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and, who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 13th day of June, 2014.

NOTARY PUBLIC

JOHN M. LEE STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 10.28.14

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STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $130,000.00.

AFFIANT

Subscribed and sworn to before me on this 13th day of June, 2014.

NOTARY PUBLIC

JOHN M. LEE STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 10 28 14

ELECTRONIC DOCUMENT CERTIFICATION

I, John M. Lee, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

John M. Lee, Attorney

State of Tennessee
County of Wilson

Personally appeared before me, J. C. Ross, a notary public for this county and state, John M. Lee, who acknowledges that this certification of an electronic document is true and correct and whose signatures I have witnessed.

Notary Public

J. C. ROSS
NOTARY PUBLIC
STATE OF TENNESSEE

MY COMMISSION EXPIRES: 3.17.16