BILL GARRETT, Davidson County
Trans:T20140051818 DEEDWARR
Recvd: 07/18/14 09:35 2 pgs
Fees:13.00 Taxes:603.10
20140718-0063776

J. CARLA IKARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires March 3, 2015

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $163,000.00

Affiant

Subscribed and sworn to before me, this 15th day of July, 2014.

Notary Public

My commission expires: 3-3-15

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
1517 HUNT CLUB BLVD SUITE 200
GALLATIN, TN 37066

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
TIMOTHY ROBIN JESTER	New Owner	**04415033200**
1005 JONES ST	Same	
OLD HICKORY, TN 37138		

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,

JILL M. WEIDA and ANGELA R. VENABLE

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

TIMOTHY R JESTER AND MARISSA JESTER, 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. 85 ON THE PLAN OF SECTION "B", VILLAGE OF OLD HICKORY AS SHOWN OF RECORD IN PLAT BOOK 1424, PAGE 67, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. SAID LOT NO. 85 FRONTS 52.9 FEET ON THE EASTERLY SIDE ON THE EASTERLY SIDE OF JONES STREET AND EXTENDS BACK 88.8 FEET ON THE NORTHERLY LINE AND 88.4 FEET ON THE SOUTHERLY LINE TO A DEAD LINE, MEASURING 53 FEET THEREIN.

BEING THE SAME PROPERTY CONVEYED TO JILL M. WEIDA and ANGELA R. VENABLE, BY WARRANTY DEED FROM GARY GENTRY AND JERRY MCDONALD, DATED 05/06/2005 AND RECORDED ON 05/09/2005 IN INSTRUMENT NUMBER 20050509-0051921, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

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 1005 JONES ST, OLD HICKORY, TN 37138.

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 15th day of July, 2014.

Jill M Weida, by Angela R Venable, as attorney in fact

JILL M. WEIDA
BY ANGELA R. VENABLE, AS ATTORNEY IN FACT

Angela R Venable

ANGELA R. VENABLE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, ANGELA R. VENABLE, 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 15th day of July, 2014.

Notary Public

My Commission Expires: 1/26/16

LELAND L. COLEMAN JR. STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named ANGELA R. VENABLE, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that s/he is the Attorney-in-Fact of JILL M. WEIDA, and is authorized by her to execute this instrument on her behalf by virtue of a Specific Durable Power of Attorney recorded in Book *, Page _____, in said Register's Office. * 20140718-0063775

Witness my hand and official seal at office, this 15 day of July 2014

Notary Public

My Commission Expires: 1/26/16

LELAND L. COLEMAN JR. STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY