

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $276,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF JULY, 2014.

Notary Public

MY COMMISSION EXPIRES: MAY 5, 2015

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
SARAH B. KRANTZ	New Owner	**082-07-0-083.00**
(NAME) **801 STOCKELL STREET**	(NAME)	
(ADDRESS) **NASHVILLE, TN 37207**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **WE, SETH H. JONES AND WIFE, ELIZABETH B. JONES,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SARAH B. KRANTZ, UNMARRIED,** HEREINAFTER CALLED THE GRANTEE, HER 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 the westerly 87-1/4 feet of Lot No. 65, on the Plan of V.S. Lindsley's Addition to Edgefield, now East Nashville, of record in Book 57, page 25, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate legal description.

Said part of Lot No. 65 fronts 50 feet on the easterly side of Stockell, formerly Vansindarine Street and runs back between parallel lines with the northerly margin of Hancock, formerly Center Street 87-1/4 feet to a dead line.

Being the same property conveyed to Seth H. Jones and spouse, Elizabeth B. Jones from John Kilpatrick, married, by deed dated June 30, 2009, of record in Instrument No. 20090702-0061841, said Register's Office.

This conveyance is subject to all matters as set forth in the Plan of record in Book 57, page 25, said Register's Office, and any and all other easements, restrictions and conditions which may affect said property of record in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved(X) property, known as **801 STOCKELL STREET, NASHVILLE, TN 37207**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

BILL GARRETT, Davidson County
Trans:T20140052550 DEEDWARR
Recvd: 07/21/14 15:31 2 pgs
Fees:13.00 Taxes:1023.05
20140721-0064685

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 18th day of July, **2014.**

Seth H. Jones By: Alan M. Cohen
Attorney-in-fact for Seth H. Jones

SETH H. JONES
By: Alan M. Cohen, Attorney in Fact for Seth H. Jones

Elizabeth B. Jones By:
Alan M. Cohen, Attorney in Fact for Elizabeth B. Jones

ELIZABETH B. JONES
By: Alan M. Cohen, Attorney in Fact for Elizabeth B. Jones

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 18th day of July, 2014, before me personally appeared **Alan M. Cohen, Attorney-in-Fact for Seth H. Jones**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Seth H. Jones, and who acknowledged that he executed the same as the free act and deed of Seth H. Jones.

Witness my hand and official seal at office this 18th day of July, 2014.

My commission expires: **May 5, 2015**

Deborah J. Cohen
Notary Public

DEBORAH J. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 18th day of July, 2014, before me personally appeared **Alan M. Cohen, Attorney-in-Fact for Elizabeth B. Jones**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Elizabeth B. Jones, and who acknowledged that he executed the same as the free act and deed of Elizabeth B. Jones.

Witness my hand and official seal at office this 18th day of July, 2014.

My commission expires: **May 5, 2015**

Deborah J. Cohen
Notary Public

DEBORAH J. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON