BILL GARRETT, Davidson County
Trans:T20140060224 DEEDWARR
Recvd: 08/15/14 12:11 2 pgs
Fees:13.00 Taxes:120.25
20140815-0074022

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #14-1279

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 consideration, the receipt of which is hereby acknowledged, the undersigned **John Sneed Jones, Trustee of the Jones Living Trust dated November 19, 1998**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Walter B. Russell**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: To Wit:

Land in Davidson County, Tennessee, being Lot No. 281 on Map of Sunrise Heights, as of record in Book 421, page 46, Register's Office for Davidson County, Tennessee.

Said Lot No. 281 fronts 50 feet on the northerly side of Raymond Street and runs back between parallel lines, 150 feet to an alley.

Being the same property conveyed to John Sneed Jones, Trustee for Jones Living Trust by deed from Laura D. League, dated January 29, 2003, of record as Instrument Number 20030129-0012142, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 530 Raymond Street, Nashville, TN, 37211.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 11th day of August, 2014.

Jones Living Trust dated November 19, 1998

John Sneed Jones, Trustee

State of Tennessee)
County of Davidson)

On this 11th day of August, 2014, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named John Sneed Jones, Trustee of the Jones Living Trust dated November 19, 1998, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires 5/8/18

ANGELA Y. POSTON-WILLIAMSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 32,500.00.

Affiant

Sworn and subscribed before me on this the 11th day of August, 2014.

Notary Public

My Commission Expires: 5/8/18

ANGELA Y. POSTON-WILLIAMSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
Walter B. Russell P.O. Box 150133 Nashville, TN 37215	New Owner	133-1-228.00