14-1-190

Register Return to:
Land Title South, Inc.
3326 Aspen Grove Dr.
Suite 400
Franklin, TN 37067

WARRANTY DEED

ET-14-3351

STATE OF Tennessee
COUNTY OF ~~Davidson~~ Wilson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $159,900.00

Affiant

Subscribed and sworn to before me, this DAY OF August 28, 2014

Notary Public

MY COMMISSION EXPIRES: 10-05-15

(AFFIX SEAL)

BEVERLY J. HEATHERLY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Executive Title, LLC
4470 Old Lebanon Dirt Road
Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP/PARCEL NUMBERS
Nicholas R. Jones	Fifth Third Mtg Co. (NAME)	
404 Brannon Hill Court	5001 Kingsley Dr.	64-9-169.00
(ADDRESS) Old Hickory, TN 37138	(ADDRESS) Cincinnati OH 45227	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we FRANK E. MIDDLETON, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto NICHOLAS R. JONES AND KRISTEN JONES, HUSBAND AND WIFE, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot 9, SOUTHFORK, SECTION ONE, as shown on plat of record in Plat Book 6250, Pages 384 and 385, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Quitclaim Deed from Martha J. Middleton to Frank E. Middleton as recorded on the 29th day of January, 2013 in Instrument No. 20130129-0009054; Quitclaim Deed from Martha J. Middleton to Martha J. Middleton and Frank E. Middleton, as tenants in common with the right of survivorship as recorded on the 30th day of January, 2006 in Instrument No. 20060130-0011282 and Warranty Deed from James L. Wallace and Teresa Wallace, husband and wife to Martha J. Middleton, a single person as recorded on the 9th day of April, 2002 in Instrument No. 20020409-0043328, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 404 Brannon Hill Court, Old Hickory, Tennessee 37138
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 day of August 28, 2014.

Frank E. Middleton

BILL GARRETT, Davidson County
Trans: T20140063080 DEEDWARR
Recvd: 08/26/14 09:48 2 pgs
Fees: 13.00 Taxes: 591.63
20140826-0077604

STATE OF Tennessee

COUNTY OF Wilson

On this the 21st day of August, 2014, before me personally appeared Frank E. Middleton to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 21st day of August, 2014.

Beverly J. Heatherly

Notary Public

My Commission Expires: 10-06-15

(SEAL)



RETURN TO:
Executive Title, LLC
4470 Old Lebanon Dirt Road
Mt. Juliet, TN 37122
Phone: (615)773-0520