BILL GARRETT, Davidson County
Trans:T20140064856 DEEDWARR
Recvd: 09/02/14 12:08 2 pgs
Fees:13.00 Taxes:421.80

20140902-0079717

Warranty Deed

ANITA LESTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $114,000.00. Affiant Subscribed and sworn to before me, this the 28th day of August, 2014. Notary Public My commission expires: 11-3-15

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Linda F. Owings	Peoples Home Equity	
1280 Old Yorkville Rd.	150 N. Seven Oaks	051-14-0-072.00
Columbus, MS 39702	Knoxville, TN	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **MICHAEL A. JONES, UNMARRIED,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **LINDA F. OWINGS, married**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR 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 Lot No. 4A on the Plan of Zone Lot Division Lots 1 through 5 Kinsington Chase of record in Plat Book 6200, Page 229*, in the Register's Office for Davidson County, Tennessee and more particularly described as follows:

Beginning at a point in the right-of-way of Kinsington Drive, said point being the Southeast corner of said lot; thence, running along said right-of-way North 84 degrees 32" 21' West a distance of 50 feet; thence, North 5 degrees, 27" 39' East a distance of 101.58 feet to a point; thence South 83 degrees 45"14' East a distance of 50 feet to a point; thence, South 5 degrees 27" 39' West a distance of 100.89 feet to the point of beginning.

Being the same property conveyed to Michael A. Jones, unmarried by deed from Juanita Howard, unmarried of record in Instrument No. 20090211-0011905 Register's Office for Davidson County, Tennessee, dated February 06, 2009 and recorded on February 11, 2009.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 814 Kinsington Drive, Nashville, TN 37216.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further

*amending Book 5200, Page 663

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 28th day of August, 2014.

Michael A. Jones

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Michael A. Jones, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 28th day of August, 2014.

Notary Public

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 3, 2017