BILL CARRETT, Davidson County
Trans:T20140073997 DEEDWARR
Recvd: 10/01/14 15:41 2 pgs
Fees:13.00 Taxes:925.00
20141001-0090781

Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $250,000.00.

Carmen Coats
Affiant

Subscribed and sworn to before me, this the 26th day of September, 2014.

J. Brandon Miller
Notary Public

My commission expires: 7-2-2018

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:
James T. Baxter William Greenleaf	New Owner	
5135 Regent Drive		104-06-0-348.00 (for 2014
Nashville, TN 37220		

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, **ROBERT EZELL JONES AND WIFE, DEBORAH LEPPINK JONES**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **WILLIAM GREENLEAF AND JENNIFER B. GREENLEAF, A MARRIED COUPLE AND JAMES T. BAXTER AND SHARON SMITH BAXTER, A MARRIED COUPLE**, 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 LOCATED IN NASHVILLE, DAVIDSON COUNTY, TENNESSEE SAID LAND BEING PART OF LOT 11, BLOCK "2", FAIRFAX PLACE DESCRIBED ACCORDING TO A SURVEY DATED 1-22-13 BY CAMPBELL, McRAE & ASSOCIATES, SURVEYING, INC. (JOHN HOOD TN. R.L.S. #1838) AS FOLLOWS:

BEGINNING AT AN IRON ROD (NEW) ON THE EASTERLY MARGIN OF 32ND AVENUE SOUTH, SAID ROD BEING THE SOUTHWEST CORNER OF LOT 10, BLOCK 2 OF FAIRFAX PLACE (BOOK 547, PAGE'S 137 & 138 R.O.D.C., TN) OWNED BY QUENTIN EICHBAUM AND DANIELA POPA (INSTRUMENT #20110603-0042523 R.O.D.C., TN.) AND THE NORTHWEST CORNER OF LOT 11, BLOCK 2 OF SAID FAIRFAX PLACE; THENCE WITH THE SOUTHERLY LINE OF SAID LOT 10, BLOCK 2, S 76° 29' 08" E 104.66 FEET TO AN IRON ROD (NEW) AT THE NORTHWEST CORNER OF THE CHARLES W. HEWGLEY, IV LAND (BOOK 11552, PAGE 704 R.O.D.C., TN.); THENCE WITH SAID HEWGLEY S 16° 21' 42" W 78.48 FEET TO AN IRON ROD (NEW) ON THE COMMON LINE BETWEEN SAID LOT 11 AND OF LOT 12, BLOCK "2" OF SAID FAIRFAX PLACE ; THENCE WITH SAID COMMON LINE N 76° 29' 08" W 100.05 FEET TO AN IRON ROD (NEW) ON SAID EASTERLY MARGIN OF 32ND AVENUE SOUTH; THENCE WITH SAID EASTERLY MARGIN WITH A CURVE TO THE LEFT THAT HAS A RADIUS OF 426.08 FEET A CHORD BEARING AND DISTANCE OF N 12° 59' 49" E 78.38 FEET FOR AN ARC LENGTH OF 78.38 FEET TO THE POINT OF BEGINNING THE DESCRIBED LAND CONTAINING 7927.96 SQ. FT. OR 0.18 ACRES MORE OR LESS.

Being part of the same property conveyed to Emmet M. Ramer and wife, Emily T. Ramer by deed from John A. McDowell and wife, Estelle R. McDowell of record in Book 1905, page 571, Register's Office for Davidson County, Tennessee, dated October 5, 1950 and recorded on October 5, 1950.

Emmet M. Ramer having since died on May 13, 1960, predeceasing Emily T. Ramer. Emily T. Ramer having since died Testate on April 14, 2011, leaving as devisees Emily Ann Ramer and Samuel Thornton Ramer. See Probate Case No. 11P-708 in the Seventh Circuit Court for Davidson County, Tennessee.

Being a portion of the same property conveyed to Robert Ezell Jones and wife, Deborah Leppink Jones by deed from Emily Ann Ramer, unmarried, and Samuel Thornton Ramer, unmarried of record in Instrument No. 20130307-0022939 Register's Office for Davidson County, Tennessee, dated February 26, 2013 and recorded on March 7, 2013.

Being the same property conveyed to Robert Ezell Jones and Deborah Leppink Jones, husband and wife by deed from Robert Ezell Jones and Deborah Leppink Jones, husband and wife of record in Instrument No. 20130307-0022940 Register's Office for Davidson County, Tennessee, dated February 26, 2013 and recorded on March 7, 2013.

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 unimproved property known as 506 32nd Ave. South, Nashville, TN 37212.

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 26th day of September, 2014.

Robert Ezell Jones

Deborah Leppink 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 Robert Ezell Jones and Deborah Leppink 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 26th day of September, 2014.

Notary Public

My Commission Expires: 7-2-2018

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 2, 2018