8816

WARRANTY DEED

Return to:
Advantage Title and Escrow, Inc
3325 Aspen Grove Dr
Suite 104
Franklin, TN 37067

BILL GARRETT, Davidson County
Trans:T20140083135 DEEDWARR
Recvd: 11/04/14 10:55 2 pgs
Fees:13.00 Taxes:1250.60
20141104-0101726

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $338,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF October, 2014.

STATE OF TENNESSEE NOTARY PUBLIC COMMISSION EXPIRES: COUNTY OF RUTHERFORD

Notary Public
My Commission Expires: 6-19-16
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Yvette Thomas	Castle & Cooke Mortgage	Map 181-10-A
(NAME)	(NAME)	
7016 Oak Brook Terrace	2735 East Parkway Ste. 305	Parcel 113 CO
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	Salt Lake City, UT 84109	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **JOY L. JONES, UNMARRIED**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **YVETTE THOMAS, A MARRIED WOMAN,** 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 Lot No. 333 on the Plan of Autumn Oaks, Section Three, of record in Plat Instrument No. 20031029-0159380, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Joy L. Jones, unmarried, by deed dated November 30, 2004 from NVR, Inc., a Virginia Corporation T/A Ryan Homes, of record in Instrument No. 20041208-0146299, said Register's Office.

This conveyance is subject to: 2014 real property taxes; all matters appearing on the plan of record in Instrument No. 20020523-0062993 and Instrument No. 20031029-0159380, said Register's Office; restrictive covenants of record in Book 6704, page 397, Book 6704, page 405, Book 6968, page 30, Instrument No. 20010912-0099443, Instrument No. 20100414-0028160, Instrument No. 20101207-0092319, Instrument No. 20101206-0096935 and Instrument No. 20030513-0064238, said Register's Office; and easements of record in Book 9343, page 196, Book 9343, page 199, Book 11217, page 799, Book 261, page 284, Book 6704, page 397, Book 2245, page 271, Book 6968, page 25, Book 42440, page 667, Book 6968, page 25, Book 7760, page 970, Instrument No. 20020826-0103047 and Instrument No. 20020918-0113710, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 7016 Oak Brook Terrace, Brentwood, Tennessee 37027
(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 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 my hand this 31 day of October, 2014.

Joy L. Jones
By Kevin D. Montgomery, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 31st day of October, 2014, before me personally appeared Kevin D. Montgomery, to me known to be the person who executed the foregoing instrument on behalf of Joy L. Jones and acknowledged that he executed the same as the free act and deed of Joy L. Jones.

Witness my hand and official seal at Nashville, Tennessee this 31st day of October, 2014.

Commission expires: 6-19-16

Notary Public

RACHEL ODOM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD