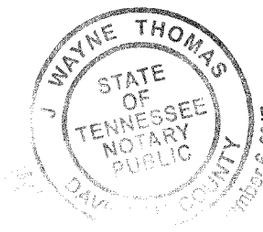
Davidson County DEEDWARR
Recvd: 11/17/14 14:00 2 pgs
Fees:13.00 Taxes:469.90
20141117-0105896

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$127,000.00.**

Affiant

Subscribed and sworn to before me this 14th day of November, 2014

Notary Public
My Commission expires: 11/16/17
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Emily M. Jones	Regions Mortgage	148-05-0-201.00
331 Margo Lane	2050 Parkway Office Circle	
Nashville, TN 37211	Birmingham, AL 37067	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Elizabeth P. Kiecksee, unmarried**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Emily M. Jones and Britt B. Jones, wife and husband**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 21 on the Plan of Haywood Acres, Section One, of record in Book 2900, Page 17, Register's Office for said County.

Said Lot No. 21 fronts 90 feet on the southeasterly margin of Margo Lane and extends back 205.0 feet on the northeasterly line and 193.7 feet on the southwesterly line to a deal line in the rear, measuring 90.6 feet thereon.

Being the same property conveyed to Elizabeth P. Kiecksee, a single person from James C. Spiceland, a single person by Warranty Deed on June 10, 1994, of record in Book 9377, Page 785, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2015 in the estimated amount of $1,374.01 for County and subsequent years, plus any penalties and interest which may accrue for Map & Parcel 148-05-0-201.00, which are not due until 10/1/2015.
- Subject to all matters as shown on the Plan of record in Plat Book 2900, Page 17, Register's Office for Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 2928, Page 103, Register's Office for Davidson County, Tennessee.
- Easement of record in Book 4818, Page 1, Register's Office for Davidson County, Tennessee.
- Surveyor's Certificate of Correction of record in Book 2995, Page 588, Register's Office for Davidson County, Tennessee.

This is improved property known as: **331 Margo Lane, Nashville, TN 37211**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this November 17, 2014.

Elizabeth P. Kiecksee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Elizabeth P. Kiecksee** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this November 17, 2014

My commission expires 11-6-17

Notary Public

JENNIFER R. PIERCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

True Copy Certification
I, Connie Buchanan, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Connie Buchanan

State of Tennessee / County of Wilson SS:
Personally appeared before me, Rebecca Moss, a notary public for this county and state, Connie Buchanan, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rebecca Moss

My Commission Expires: 12/18/17

REBECCA MOSS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES DECEMBER 18, 2017