Davidson County DEEDWARR Recvd: 12/04/14 15:43 2 pgs Fees:13.00 Taxes:867.65 **20141204-0111394**

PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

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Phone (615) 298-3312 - Fax (615) 292-8746
Email

Christy Wilkins Ivey — *Percy Wilkins, Jr. (retired)*

W & I Ref: (DKM) Title No.: 56956
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Joshua Jones 749 Cedar Crest Dr. Nashville, TN 37209	New Owner

TAX MAP PARCEL NUMBERS: 114080A02800CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$234,500.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Paul F. Webb**, unmarried, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Joshua Jones*** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

*unmarried

(02)

Land in Davidson County, Tennessee, being Lot No. 28 on the Plan of Cedar Crest Subdivision Phase II, of record in Book 9700, page 37, Register's Office for said County, to which Plan reference is made for a complete description.

Being the same property conveyed to Paul F. Webb and wife, Jean M. Webb, by Warranty Deed from NVR Fox Ridge, Inc. dated December 3, 1997 and recorded on December 9. 1997 of record in Book 10714, page 711, Register's Office for Davidson County, Tennessee. Jean M. Webb has since died vesting the property in Paul F. Webb as surviving tenant by the entireties.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2015, and subsequent years; All matters shown on the Plan, with Owner's Certificate, of record in Book 9700, page 37, said Register's Office; The Declaration of Covenants, Conditions and Restrictions of record in Book 7213, page 973, Book 8424, page 405, Book 10086, page 772, Book 10174, page 199, Doc. No. 20020823-0102246, By Laws in Book 8480, page 693, Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as 749 Cedar Crest Drive, Nashville, TN 37209

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 2nd day of December, 2014

Paul F. Webb

State of Tennessee

County of Davidson

On this 2nd day of December, 2014, before me the undersigned authority, personally appeared Paul F. Webb, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

DIANE K. MANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 01-24-2017

Diane K Mann
Notary

My Commission Expires:

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consider or value, whichever is greater, for this transfer is: $234,500.00.

Ue Buchanan
Affiant

Sworn and subscribed before me this 2nd day of December, 2014

Notary

My Commission Expires: 5/5/15

SELINA HARRIS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON, TENN My Comm. Expires May 5, 2015

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
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
Rebecca Moss

My Commission Expires: 12/18/17

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