WARRANTY DEED

ZANA C. PETTY
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 $ 13,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th day of December, 2014.

Notary Public:

MY COMMISSION EXPIRES: 7-2-18
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Marcia S. Jones	NEW OWNER	Parcel ID:
705 Eric Drive		07105022500
Nashville, TN 37207		

FOR AND IN 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, we

Celestine Swanson-Turner, Devisee Under the Will of Margaret A. Swanson

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Marcia S. Jones , unmarried
hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING Lots Nos. 130 and 131 Scruggs Sub. Brooklyn Heights as of record in Book 332, Page 140, Register's Office, Davidson County, Tennessee.

Said Lots Nos. 130 and 131 front together 80 feet on the northerly side of Brooks Avenue and run back northerly between parallel lines 140 feet to an alley.

Being the same property conveyed to J. L. Swanson and wife, Marguerite Swanson aka Margaret Swanson by deed from E. C. Scruggs, Jr. and wife, Annie M. Scruggs, of record in Book 1296, Page 74, Register's Office for Davidson County, Tennessee, recorded June 17, 1944. The said J. L. Swanson died October 23, 1983 and title vested in Margaret A. Swanson as surviving tenant by the entirety. The said Margaret A. Swanson died testate on May 12, 1999, and the Estate was admitted to Probate as Probate No. PR-2313 of record in Probate Court of Shelby County, Tennessee. See also Quitclaim Deed of record in Book 11561, Page 861, said Register's Office.

This conveyance is made subject to: (1) 2014 taxes, which have been prorated and paid by the Grantors; (2) All matters appearing on the Plan of record in Plat Book 332, Page 140, said Register's Office.

Marguerite Swanson, Margaret Swanson and Margaret A. Swanson being one and the same person.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved (X)

This is Improved ( ) property, known as 1818 Seminary Street, Nashville, TN 37207

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 6th day of December, 2014.

Celestine Swanson-Turner
Celestine Swanson-Turner

BILL GARRETT, Davidson County
Trans: T20140091964 DEEDWARR
Recvd: 12/09/14 10:49 2 pgs
Fees: 13.00 Taxes: 48.10
20141209-0112608

STATE OF TENNESSEE
COUNTY OF Shelby

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Celestine Swanson-Turner, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Memphis, Tennessee, this 6th day of December, 2014.

My Commission Expires: MY COMMISSION EXPIRES: April 22, 2017

Notary Public

MARGARET CARTER
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY