Davidson County	DEEDWARR
Recvd: 01/06/15 13:43	2 pgs
Fees:13.00 Taxes:247.90	
20150106-0001400	

Prepared by:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway Suite 140
Hendersonville, TN 37075

STATE OF TENNESSEE
COUNTY OF SUMNER
The actual consideration or value, whichever is greater, for this transfer is $67,000.00

Affiant

Subscribed and sworn to before me, this 2nd day of January, 2015.

Notary Public
My commission expires: 04/17/16

DAWN D. CHASE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

05-1409-66390

Address of New Owner:	Send Tax Bills to:	Tax Information
Joshua A. Jeans 3305 Cocoa Drive Nashville TN 37218	Same	080-07-0-123.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Isaac J. Williams and wife, Stephanie M. Williams, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Joshua A. Jeans, unmarried, hereinafter called the Grantees, their successors 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. 460, on the Plan of Bordeaux Hills, Section Nine, of record in Book 4175, Page 116, Register's Office for said County, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Isaac J. Williams and wife, Stephanie M. Williams by deed from Community Money Center, Inc., dated May 27, 1993, recorded June 8, 1993, of record in Book 8974, Page 440, Register's Office for Davidson County, Tennessee.
>
> This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.
>
> This property is improved property known as 3305 Cocoa Drive, Nashville, TN 37218

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 2nd day of January, 2015.

Isaac J. Williams

Stephanie M. Williams

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Isaac J. Williams and Stephanie M. Williams, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Hendersonville, TN, this 2nd day of January, 2015.

Hutch Henderson
State of Tennessee at Large

My Commission expires 04/17/16

HUTCH HENDERSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD 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 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, Shelly M. Smith, 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.

Shelly M. Smith

SHELLY M SMITH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-24-2018