BILL GARRETT, Davidson County
Trans:T20150020099 DEEDWARR
Recvd: 03/19/15 10:59 2 pgs
Fees:13.00 Taxes:334.85
20150319-0023715

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $90,500.00

Patricia E. Jones
Affiant

Subscribed and sworn to before me, this 17TH DAY OF MARCH, 2015.

Mary Birthright
Notary Public

MY COMMISSION EXPIRES: 11-3-15

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Patricia E. Jones, a married woman, and Tony Ray Jones, her husband	Quicken Loans Inc.	0320004500
	(NAME)	
1500 Hunters Lane	1050 Woodward Ave.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	Detroit, MI 48226-1906	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Eula W. Hewitt, unmarried, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Patricia E. Jones, a married woman, and Tony Ray Jones, her husband, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO WIT;

A TRACT OF LAND IN THE 10TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, BEING A PART OF THE LANDS OF MANSON H. ALLEN, DECEASED, PLAN OF WHICH IS OF RECORD IN BOOK 142, PAGE 24, REGISTER'S OFFICE FOR SAID COUNTY, ALSO BEING A PART OF A TRACT ADJOINING THE SAME IN THE PARTITION OF THE LANDS OF WILLIAM H. ALLEN, OF RECORD IN BOOK 168, PAGE 503, SAID REGISTER'S OFFICE, AND BEING KNOWN AS TRACT NO. 3 ON AN UNRECORDED MAP OF SAID PROPERTY MADE BY E. R. SOUTHGATE, SURVEYOR, AND DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE CENTER LINE OF HUNTER'S LANE, WEST OF DICKERSON PIKE, SAID POINT BEING THE CORNER OF TRACTS 2 AND 3 ON SAID SURVEY, AND BEING ALSO 444.5 FEET FROM THE CENTER LINE OF A CULVERT UNDER HUNTER'S LANE, WHICH CULVERT IS IN THE CENTER LINE OF A CREEK AT THE SOUTHWEST CORNER OF TRACT 1; THENCE WITH THE CENTER LINE OF HUNTER'S LANE SOUTH 85 DEGREES EAST 250 FEET TO A POINT; THENCE NORTH 4 DEGREES 15' EAST 1185 FEET TO A STAKE IN A FENCE LINE; THENCE WITH SAID FENCE LINE WESTERLY 250 FEET TO A STAKE AT THE CORNER OF TRACTS 2 AND 3; THENCE WITH THE LINE OF SAID TRACT SOUTH 4 DEGREES 15' WEST 1170 FEET MORE OR LESS TO THE BEGINNING.

INCLUDED IN THE ABOVE DESCRIPTION BUT SPECIFICALLY EXCLUDED FROM THIS CONVEYANCE IS THE FOLLOWING DESCRIBED PROPERTY:

A TRACT OF LAND MORE PARTICULARLY DESCRIBED ACCORDING TO A SURVEY BY C.E. GREEK, TENNESSEE LICENSE 1482, JANUARY, 1969, AS FOLLOWS:

BEGINNING AT A POINT, THIS POINT BEING AN IRON PIN WHICH IS 20 FEET NORTH OF THE CENTERLINE OF HUNTERS LANE AND 444.5 FEET EAST IF THE CENTER OF A DRAINAGE CULVERT UNDER HUNTERS LANE, THIS CULVERT BEING 1.3 MILES WEST OF DICKERSON ROAD ON HUNTERS LANE; THENCE NORTH 4 DEGREES 15' EAST, 1138.1 FEET, BOUNDED BY THE JOHN HAYES PROPERTY, TO AN IRON PIN IN A FENCE ROW; THENCE SOUTH 86 DEG. 15' EAST, 250.0 FEET ALONG A FENCE BOUNDING THE R.E. VANN PROPERTY TO AN IRON PIN AND FENCE CORNER; THENCE IN A SOUTHERLY DIRECTION 407.5 FEET ALONG THE FENCE BOUNDING THE R. S. JACKSON PROPERTY TO AN IRON PIN; THENCE NORTH 84 DEGREES 15' WEST, 204.8 FEET BOUNDED BY THE FLOYD T. LEE PROPERTY TO AN IRON PIN; THENCE SOUTH 4 DEGREES 15' WEST, 745.0 FEET ALONG THE FLOYD T. LEE PROPERTY TO AN IRON PIN ON THE NORTHERN ROW LINE OF HUNTERS LANE; THENCE IN A WESTERLY DIRECTION 50 FEET ALONG THE NORTHERN ROW LINE OF HUNTERS LANE TO AN IRON PIN, THIS BEING THE POINT OF BEGINNING.

WARRANTY DEED
(Continued)

BEING THE SAME PROPERTY CONVEYED TO EULA W. HEWITT, UNMARRIED, BY DEED FROM JARRETT H. BIEKER, UNMARRIED, OF RECORD BY INSTRUMENT NO. 20050519-0056774, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2015 AND SUBSEQUENT YEARS.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 1500 Hunters Lane, Nashville, TN 37207
(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/our hand(s) this 17th day of March, 2015.

Eula W. Hewitt

STATE OF Mississippi

COUNTY OF Forrest

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Eula W. Hewitt, unmarried, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 17th day of March, 2015.

Debra Acord
Notary Public

My Commission Expires:

STATE OF MISSISSIPPI
DEBRA ACORD
NOTARY PUBLIC
ID No. 77637
MY COMMISSION EXPIRES
MAY 21, 2017
FORREST COUNTY

(SEAL)

RETURN TO:
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072