BILL GARRETT, Davidson County
Trans: T20150036229 DEEDWARR
Recvd: 05/11/15 12:40 2 pgs
Fees: 13.00 Taxes: 1295.00
20150511-0042946

WARRANTY DEED

KWR15-0508

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350,000.00

Brittany Sorno
Affiant

Subscribed and sworn to before me, this 5th DAY OF May, 2015.

Jennifer Crowell
Notary Public

MY COMMISSION EXPIRES: 2/24/18
(AFFIX SEAL)

JENNIFER CROWELL NOTARY PUBLIC STATE OF TENNESSEE LEWIS COUNTY

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jason Jones	Jason Jones	
508 Russell Street (ADDRESS)	(NAME) 508 Russell Street (ADDRESS)	
Nashville, TN 37206 (CITY) (STATE) (ZIP)	Nashville, TN 37206 (CITY) (STATE) (ZIP)	082-15-200.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we AUSTIN NEEL, AN UNMARRIED MAN AND MARK J. NEEL, A MARRIED MAN, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JASON JONES AND TIFFANY JONES, HUSBAND AND WIFE, hereinafter called the Grantee(s), 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, being the East 2 feet of Lot No. 17 and the West 36 feet of Lot No. 18 on the Plan of Felix K. Zollicoffer's Addition to Edgefield, now East Nashville, as of record in Book 19, Page 162 in the Register's Office for Davidson County, Tennessee.

Said parts of Lot Nos. 17 and 18 adjoin and front together 38 feet on the Southerly side of Russell Street and run back between parallel lines 174 feet to an alley.

Being the same property conveyed to Austin Neel, an unmarried man and Mark J. Neel, a married man, as tenants in common with right of survivorship by General Warranty Deed from Robert S. Langford and wife, Jane E. Langford, of record in Instrument No. 20120705-0058902, Register's Office for Davidson County, Tennessee, dated June 22, 2012 and recorded on July 05, 2012.

Mark J. Neel has never occupied the said property as his primary residence.

This conveyance is subject to A) property taxes, which have been prorated and assumed by the Grantee(s) herein; B) Instruments of record in Plan of record in Book 19, page 162, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 508 Russell Street, Nashville, Tennessee 37206
(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 GRANTEE(S); their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 5th day of May, 2015.

Austin Neel

Mark J. Neel

STATE OF Tennessee
COUNTY OF Davidson

On this the 5th day of May, 2015, before me personally appeared Austin Neel, an unmarried man and Mark J. Neel, a married man, as tenants in common with right o to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 5th day of May, 2015.

Notary Public

My Commission Expires: 2/21/2017

(SEAL)

ROBYN DUBRAY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires

RETURN TO:
Homeland Title, LLC
1896 General George Patton
Franklin, TN 37067
Phone: (615)599-9959