39B

BILL GARRETT, Davidson County
Trans:T20150039323 DEEDWARR
Recvd: 05/20/15 13:35 2 pgs
Fees:13.00 Taxes:728.90
20150520-0046637

This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
Emma Louise Salisbury
Vance Arthur & Denise L. Salisbury
607 Broadmoor Drive
Nashville, TN 37216

SEND TAX BILL TO:
F&M Bank
50 Franklin St.
Clarksville TN 37040

MAP/PARCEL 061-06-0-016.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid to the undersigned, the receipt of which amount being hereby acknowledged, and other good and valuable consideration, **Kenneth R. Jones, Sr., married,** has this day bargained and sold, and does hereby transfer and convey unto **Emma Louise Salisbury, an unmarried woman and Vance Arthur Salisbury and Denise L. Salisbury, husband and wife, as joint tenants with right of survivorship,** certain land situated in Davidson County, Tennessee, being more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 104 on the Plan of Section One, Gra-Mar Acres of record in Plat Book 2133, Page 27, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Beginning at a point on the Westerly margin of Saunders Avenue, at the common corner of Lots 104 and 105; thence with the line between said lots Westerly 250.5 feet to a corner of Lot 133; thence with the line between Lots 104 and 133 Southerly 150 feet to the Northerly margin of Broadmoor Drive; thence with the margin of said drive Easterly 225.5 feet to the beginning of a curve; thence along said curve Northeasterly 39.27 feet to a point on the Westerly margin of Saunders Avenue; thence with the margin of said Avenue, Northerly 125 feet to the beginning.

Being the same property conveyed to Blanche R. Jones and Kenneth R. Jones by Quitclaim deed from Blanche R. Jones of record in Instrument No. 20051013-0123698 Register's Office for Davidson County, Tennessee, dated October 6, 2005 and recorded on October 6, 2015.Blanche R. Jones having since died, her son Kenneth R. Jones taking title by right of survivorship. Blanche R. Jones' will was probated in Probate Court of Davidson county at Docket No. 09P371 naming Kenneth R. Jones Sr. her executor.

Being the same property conveyed to Kenneth R. Jones, Sr. by Executor's deed from Kenneth R. Jones, Sr., Executor of the Estate of Blanche R. Jones of record in Instrument No. 20090318-0024478 Register's Office for Davidson County, Tennessee, dated March 16, 2009 and recorded on March 18, 2009.

This property is not the principal residence of Grantors, therefore their spouses do not have to join in conveyance.

This is improved property known as: **607 Broadmoor Drive, Nashville, Tennessee 37216.**

TO HAVE AND TO HOLD said lands, including the appurtenances thereon

situated, and all the right, title, estate and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever.

I COVENANT with the Grantees herein that I am lawfully seized and possessed of said lands in fee simple; that I have a good and lawful right to convey same; and I do warrant and will forever defend the title thereto against the lawful claims of all persons whomsoever.

REAL PROPERTY TAXES: The real property taxes for the year 2015 shall be prorated as of the date of this deed.

EASEMENTS AND RIGHTS OF WAY: This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in Book 2133, page 27, and encumbrances as may be shown of record in the office of the Register of Deeds where the real property is situated.

RULES AND REGULATIONS: This conveyance is made subject to all Governmental rules and regulations and all Davidson County Health Department rules and regulations.

POSSESSION: Possession to be given with delivery of deed.

WITNESS MY HAND on this the 15th day of May, 2015.

Kenneth R. Jones Sr.
Kenneth R. Jones, Sr.

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Kenneth R. Jones, Sr.,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that he executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 15th day of May, 2015.

Jeri Roper
NOTARY PUBLIC

My Commission Expires: 10/26/16

JERI ROPER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

The actual value or consideration, whichever is greater, for this transfer is $197,000.00.

Kenneth R. Jones Sr.
AFFIANT

Subscribed and sworn to before me this the 15th day of May, 2015.

Angela Y. Boston-Williamson
NOTARY PUBLIC

My Commission Expires: 5/8/18

ANGELA Y. BOSTON-WILLIAMSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

File No. 158429