BILL GARRETT, Davidson County
Trans:T20150041713 DEEDWARR
Recvd: 05/29/15 10:23 2 pgs
Fees:13.00 Taxes:555.00
20150529-0049590

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is 150,000.00

Edward Williamson
Affiant

Subscribed and sworn to before me, this 27th day of May, 2015.

Mary Birthright
Notary Public

My commission expires: 11-3-15

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4751 TROUSDALE DRIVE, STE 111
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Nekotia S. Jones **Patra Onesia Jones**	**GUARANTY TRUST COMPANY**	**07511007200**
645 Mercer Dr	**316 ROBERT ROSE DRIVE**	
Hermitage, TN 37076	**MURFREESBORO, TN 37129**	

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 ACKNOWLEDGE, WE,

Glen A. Woods, Jr. and Christina L. Woods, Husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Nekotia S. Jones a/k/a Nekotia Sebato Jones and Patra Onesia Jones husband and wife

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:

Land in Davidson County, Tennessee, being Lot No. 399 on the Plan of Highlands of Tulip Grove, Section 3, as of record in Plat Book 4675, page 140, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Glen A. Woods, Jr. and Christina L. Woods, husband and wife, by Quitclaim Deed from Glen A. Woods, Jr., dated 07/23/2012 and recorded on 07/30/2012 in Instrument Number 20120730-0066728, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (X) unimproved (____) property known as 645 Mercer Dr, Hermitage, TN 37076.

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 in 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 27th day of May, 2015.

Witness my/our hand(s) this 27th day of May, 2015.

Glen A. Woods, Jr.

Christina L. Woods

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Glen A. Woods, Jr. and Christina L. Woods, husband and wife, the within named Grantor(s), 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, at office, this 27th day of May, 2015.

Notary Public

My Commission Expires: 02-11-16

ELIZABETH MAISON
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY