BILL GARRETT, Davidson County
Trans:T20150048152 DEEDWARR
Recvd: 06/17/15 10:23 2 pgs
Fees:13.00 Taxes:1128.50
20150617-0057634

PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

Attorneys at Law
Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746
Email

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

W & I Ref: (DKM) Title No.: 57427
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Kelsye Jones Austin Jones 4811 Abbay Drive Nashville, TN 37211	Franklin American Mortgage Co. 501 Corporate Centre Dr., Suite 400 Franklin, TN 37067

TAX MAP PARCEL NUMBERS: 14702005100

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$305,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Roy T. Plummer and Stephanie C. Plummer**, husband and wife, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Kelsye Jones and Austin Jones, wife and husband,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 179 on the Plan of Abbay Hall, Section II, of record in Book 2331, Page 38, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Roy T. Plummer and wife, Stephanie C. Plummer by Warranty Deed from Ronald D. Campbell and wife, Sara Jean Campbell, dated October 22, 1992, recorded October 29, 1992 in Book 8769, Page 463, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2015, and subsequent years; The Plan, with Owner's Certificate, of record in Book 2331, Page 38, Register's Office for said County, to which plan reference is hereby made for a more complete description.

This is improved property, known as 4811 Abbay Drive, Nashville, TN 37211

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 9th day of June, 2015.

Roy T. Plummer

Stephanie C. Plummer

State of Tennessee

County of Davidson

On this 9th day of June, 2015, before me the undersigned authority, personally appeared Roy T. Plummer and Stephanie C. Plummer, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary

My Commission Expires: _____

DIANE K. MANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 01-24-2017

State of Tennessee

County of WILLIAMSON

AFFIDAVIT

The undersigned declares under oath that the actual consider or value, whichever is greater, for this transfer is: $305,000.00.

Affiant

Sworn and subscribed before me this 9th day of June, 2015.

Notary

My Commission Expires: March 23, 2019

KAREN McCALLA NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN