BILL GARRETT, Davidson County
Trans:T20150065444 DEEDWARR
Recvd: 08/06/15 15:18 2 pgs
Fees:13.00 Taxes:275.65
20150806-0078603

THIS INSTRUMENT PREPARED BY:
Horizon Land Title, Inc.
1000 Pleasant Grove Place, Ste. 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER
Dwayne M. Jones
Teresa Jones
891 Douglas Avenue
Nashville, TN 37207

MORTGAGEE
None

SEND TAX BILLS
Owner

MAP-PARCEL:
MAP 072 13 0
PARCEL 285.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Jeffrey L. Savage and wife, Michele L. Savage,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Dwayne M. Jones, unmarried and Teresa Jones, a married woman, as joint tenants with rights of survivorship** 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:

A certain tract or parcel of land located in the 27th Civil District of Davidson County, Tennessee, being more particularly described as follows, to-wit:

Being Lot No. 34 of Block "B" on the Revised Plat of a part of L.M. Ezell's 12-11/100 acre tract, as of record in Book 1130, page 5, Register's Office for Davidson County, Tennessee.

Said Lot No. 34 fronts 50 feet on the northerly side of Douglas Avenue and runs back between parallel lines 130 feet to a dead line.

Being the same property conveyed to Jeffrey L. Savage and wife, Michele L. Savage by Warranty Deed dated February 9, 2001 from Joseph D. Ware and wife, Mary W. Ware, filed of record in Instrument No. 20010213-0014056, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including restrictive covenants of record, if any; easements, covenants conditions and all matters and notes as shown on the plan of record in Plat Book 1130, Page 5, Register's Office, Davidson, County, Tennessee.

This is the same description as in previous deed of record.

Property Taxes for the current year have been agreed to by the parties and will be paid for by the Grantee.

This is improved property known as **891 Douglas Avenue Nashville, TN 37207.**

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 our hands this 4th day of August, 2015.

Jeffrey L. Savage

Michele L. Savage

STATE OF Tennessee
COUNTY OF WILSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Jeffrey L. Savage and wife, Michele L. Savage, the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 4th day of August, 2015.

NOTARY PUBLIC

My Commission Expires: 03/21/2017

S. NIXON PRESSLEY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

NOTARY PUBLIC
S. Nixon Pressley
My Commission Expires
March 21, 2017
STATE OF TENNESSEE

STATE OF Tennessee
COUNTY OF WILSON

The actual consideration or value, whichever is greater for this transfer is $74,500.00.

AFFIANT

Subscribed and sworn to before me this 4th day of August, 2015.

NOTARY PUBLIC

My Commission Expires: 03/21/2017

S. NIXON PRESSLEY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

NOTARY PUBLIC
S. Nixon Pressley
My Commission Expires
March 21, 2017
STATE OF TENNESSEE