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| Davidson County DEEDWARR<br>Recvd: 08/20/15 15:53 3 pgs<br>Fees:18.00 Taxes:1028.60<br>**20150820-0084230** | STATE OF Tennessee<br>COUNTY OF Davidson<br>THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $278,000.00<br>Affiant<br>Subscribed and sworn to before me, this 19th DAY OF August, 2015.<br>Notary Public<br>MY COMMISSION EXPIRES: 3/20/18<br>(AFFIX SEAL) |
| **WARRANTY DEED**<br>BH15-2906 | |
| | THIS INSTRUMENT WAS PREPARED BY<br>Homeland Title, LLC<br>1896 General George Patton Drive<br>Franklin, TN 37067 |

| ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME) | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Crystal H. Jones | F&M Mortgage | |
| 2906 McGavock Pike | (NAME)<br>10 Cadillac Drive | |
| (ADDRESS)<br>Nashville, TN 37214 | (ADDRESS)<br>Brentwood, TN 37027 | 073-08-024.00 |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

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 ELLEN S. DIANA AND HUSBAND, PHILIP W. DIANA, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto CRYSTAL H. JONES AND SPOUSE, MELANIE J. MEADOWS, 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 Lot Nos. 43 and 44, and the South 1/2 of Lot No. 45, on the Plan of Sunset View, not of record and described as follows:

Said Lot Nos. 43 and 44 are described as: Beginning at a point in the Easterly margin of McGavock Pike, at the corner of Lots 42 and 43; thence with the line between said lots, Easterly 363.8 feet to a point at the top of a bluff; thence along said bluff, Northwardly 200 feet to a corner of Lots 44 and 45; thence with the line between said lots, Westerly 375 feet to a point in the Easterly margin of McGavock Pike; thence with the margin of the same, Southerly 200.6 feet to the Point of Beginning.

The Southerly 1/2 of Lot No. 45 is described as: Beginning at a point in the Easterly margin of McGavock Pike, at the corner of Lots 44 and 45; thence with the line between said lots, Easterly 375 feet to the top of the bluff; thence North with the top of the bluff, 50 feet; thence Westerly 385.25 feet, more or less, to a point in the Easterly margin of McGavock Pike; thence with the margin of the same, Southerly 51.5 feet to the Point of Beginning.

Being the same property conveyed to Ellen S. Diana and husband, Philip W. Diana by Warranty Deed from Phil Mitchell and wife, Donna Kay Mitchell, of record in Instrument No. 20080425-0042593, Register's Office for Davidson County, Tennessee, dated April 17, 2008 and recorded on April 25, 2008.

This conveyance is subject to A) property taxes, which have been prorated and assumed by the Grantee(s) herein; B) Instruments of record in Book 7121, Page 134, Register's Office for Davidson County, Tennessee.

unimproved ( )

This is improved ( X ) property, known as 2906 McGavock Pike, Nashville, Tennessee 37214

(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 19th day of August, 2015.

Ellen S. Diana

Philip W. Diana

STATE OF Tennessee
COUNTY OF Davidson

On this the 19th day of August, 2015, before me personally appeared Ellen S. Diana and husband, Philip W. Diana 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 19th day of August, 2015.

Notary Public

My Commission Expires: 2/21/2017

(SEAL)




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

# True Copy Certification

I, Robyn DuBray, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration therewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, Pamela Jo Smithson, a notary public for this county and state, Robyn DuBray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires:3/20/18

