BILL GARRETT, Davidson County
Trans:T20150076171 DEEDWARR
Recvd: 09/08/15 11:24 2 pgs
Fees:13.00 Taxes:329.30
20150908-0091002

RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
695 PRESIDENT PL., STE. 203
SMYRNA, TN 37167
VT-150800394

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF RUTHERFORD
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$89,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the 3rd day of September, 2015

Notary Public

MY COMMISSION EXPIRES: 6/18/17

PATRICIA L. HURTT STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

THIS INSTRUMENT WAS PREPARED BY
VICTORY TITLE & ESCROW, LLC, 695 PRESIDENT PL., STE. 203, SMYRNA, TN 37167

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kimmette S Van Houzen **908 Patio Drive** **Nashville, TN 37214**	**Kimmette S. VanHouzen** **908 Patio Drive** **Nashville, TN 37214**	**108-07-0A-026.00 CO**

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 ACKNOWLEDGED, WE,

Virginia L. Jones, unmarried

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

Kimmette S Van Houzen, unmarried

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. 3, Unit No. 26, in a Horizontal Property Regime as shown on the Condominium Site Plan of Phase One of Sections One & Two, Patio Villa, as of record in Plat Book 5200, Page 458, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

BEING the same property conveyed to Virginia L. Jones, unmarried, by Warranty Deed from Roger E. McCormick, an unmarried man, dated 4/15/14 and recorded 4/16/14 in Instrument No. 20140416-0031777; and being the same property previously conveyed to Roger E. McCormick, an unmarried man, by Quitclaim Deed from Floyd E. McCormick, dated 12/29/09 and recorded 1/4/10 in Instrument No. 20100104-0000216; and being the same property previously conveyed to Floyd E. McCormick and wife, Inez McCormick, by Quitclaim Deed from Roger E. McCormick, unmarried, dated 5/26/04 and recorded 6/2/04 in Instrument No. 20040602-0064817; and being the same property previously conveyed to Roger E. McCormick, an unmarried person, a one-half undivided interest, and Floyd E. McCormick and wife, Inez McCormick, as tenants by the entirety, a one-half undivided interest, by Warranty Deed from Sandra Denise Reagan, an unmarried person, dated 8/2/00 and recorded 8/7/00 in Instrument No. 200008070077859, in the Register's Office of Davidson County, Tennessee. The said Inez McCormick having since died on or about December 2, 2009, thereby vesting her interest in subject property in Floyd E. McCormick, as surviving tenant by the entirety.

Map and Parcel Number: 108-07-0A-026.00 CO

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) all restrictions of record; 3) all easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

Unimproved ( )
This is improved (X) property known as **908 Patio Drive, Nashville, TN 37214**
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 3rd day of September, 2015.

Virginia L. Jones by J. Michael Jones - her Attorney-in-Fact

Virginia L. Jones by
J. Michael Jones - her Attorney-in- Fact

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

On this the September day of 3rd, 2015, before me personally appeared J. Michael Jones to me known to be the person who executed the foregoing instrument in behalf of Virginia L. Jones as her Attorney in Fact, and acknowledged that she executed the same as the free act and deed of the said Virginia L. Jones

Witness my hand and official seal at Nashville, Tennessee, this the 3rd day of September, 2015.

Commission Expires: 6/18/17

Patricia Hurtt
Notary Public

PATRICIA L. HURTT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY