WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $128,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of October, 2015.

Notary Public

MY COMMISSION EXPIRES: 10/18/16

(AFFIX SEAL)

DANA DELWORTH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Touchstone Title and Escrow, LLC, 318 Seaboard Lane, Suite 114, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
W/ Robert Parsons	SWBC MORTGAGE CORP 9311 San Pedro Avenue Suite 100 San Antonio, TX 78216	135-12-0C-018.00-CO
(NAME) 1963 Nashboro Boulevard		
(ADDRESS) Nashville, TN 37217		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Christopher Jones, unmarried, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Robert Parsons, W/ hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, a single man described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 18 on the Plan of Nashboro Village, Tract 13, of record in Plat at Instrument No. 20021230-0161681, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Christopher Jones, unmarried, by Special Warranty Deed, from Gallardia Properties, LLC, a Tennessee limited liability company, of record in Instrument No. 20121106-0102285, Register's Office for Davidson County, Tennessee, dated October 26, 2012, and recorded on November 06, 2012.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

unimproved ☐

This is improved ☑ property, known as 1963 Nashboro Boulevard, Nashville, TN 37217
(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 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.

BILL GARRETT, Davidson County
Trans:T20150087070 DEEDWARR
Recvd: 10/13/15 10:57 2 pgs
Fees:13.00 Taxes:473.60
20151013-0104035

Witness my hand this 7th day of October, 2015.

Christopher Jones

STATE OF TEXAS

COUNTY OF BEXAR

On this 7th day of October, 2015, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Christopher Jones**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:
5/15/2019

Notary Public,

