WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/15/15 08:34 3 pgs
Fees:18.00 Taxes:995.30
20151015-0104736

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$269,000.00.**

Affiant

Subscribed and sworn to before me, this the 9th day of October, 2015.

Notary Public

My commission expires: 1-26-19

(AFFIX SEAL)

ELIZABETH J. BARNES STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Timothy Robert Jones **Jessie Marie Jones**	New Owner	**Map 172-15-0-A Parcel 245-00co**
2308 Sunnett Place		
Nashville, TN 37211		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Alyssa W. Shrum f/k/a Alyssa Williams and husband, Caleb Shrum

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

Timothy Robert Jones and Jessie Jones, husband and wife as tenants in common and Charles T. Jones and Gloria F. Jones, husband and wife

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. 252 on the Plan of Holt Woods, Section Thirteen, as of record in Book 9700, Pages 598 and 599, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Alyssa W. Shrum f/k/a Alyssa Williams and husband, Caleb Shrum, by Deed dated June 19, 2012 from Thomas Lee Black and Jennifer Ansley Higgins Black, husband and wife, of record in Instrument No. 20120625-0055212, Register's Office for Davidson County, Tennessee.

The conveyance of the above described parcel of land is subject to the following: (1) The Plan of record in Book 9700, Pages 598 and 599, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. (2) All matters shown on the Boundary Plat of record in Book 7900, Page 793, Register's Office for Davidson County, Tennessee. (3) Charter of Holt Woods Homeowners' Association, Inc., of record in Book 9570, Page 5, Register's Office for Davidson County, Tennessee. (4) Easement and Joint Roadway Agreement of record in Book 5707, Page 706 and as amended in Book 5720, Page 183, Register's Office for Davidson County, Tennessee. (5) Quitclaim Deed to Holt Woods Homeowners' Association for open spaces of record in Instrument No. 20020807-0095356, Register's Office for Davidson County, Tennessee. (6) Declaration of Covenants, Conditions and Restrictions of Holt Woods, of record in Book 9570, Page 22 and made applicable to Section Thirteen in Book 10800, Page 575, Register's Office for Davidson County, Tennessee. (7) By-Laws of Holt Woods Homeowners' Association, Inc., of record in Book 9570, Page 13, Register's Office for Davidson County, Tennessee. (8) Charter of Holt Woods Homeowners' Association, Inc. of record in Book 9570, Page 5, Register's Office for Davidson County, Tennessee. (9) Taxes for the current year which have been prorated and assumed by the grantees herein.

This is improved (__X__) Unimproved (____) property, known as **2308 Sunnett Place, 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 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 my/our hand(s) this **9th** day of **October, 2015.**

Alyssa W. Shrum f/k/a Alyssa Williams

Caleb Shrum

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Alyssa W. Shrum f/k/a Alyssa Williams and Caleb Shrum,** the within named sellers, 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 at Nashville, Tennessee, this **9th** day of **October, 2015.**

Notary Public

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 2/13/17

COMPASS
– LAND TITLE –

TRUE COPY CERTIFICATION

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 1/26/19

