BILL GARRETT, Davidson County
Trans:T20150100231 DEEDWARR
Recvd: 11/25/15 08:50 2 pgs
Fees:13.00 Taxes:506.90
20151125-0119461

	STATE OF TENNESSEE COUNTY OF Davidson The actual consideration or value, whichever is greater, for this transfer is $137,000.00 Affiant Subscribed and sworn to before me, this 16th day of November, 2015. Notary Public My commission expires: 9/25/19

LORI BUIE
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
1517 HUNT CLUB BLVD SUITE 200
GALLATIN, TN 37066

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Robbie D. Jones	New owner	**05216001600**
804 Canton Pass		
Madison, TN 37115		

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 ACKNOWLEDGE, WE,

Sharon Grisham Riedy, married

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

Robbie D. Jones, a single man

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:

Being Lot No. 46 on the Map of Marlin Meadows, Section No. 2, as of record in book 1835, page 127, Register's Office for said County.

Said Lot No. 46 fronts 136 feet on the northwesterly side of Canton Pass and runs back between lines 147.16 feet on the northeasterly line and 134.3 feet on the southwesterly line to a dead line in the rear which is a broken line on which it measures 138.8 feet.

Being the same property conveyed to James T. Grisham and wife, Geneva P. Grisham, by deed from Richmond Construction Company dated 5/1/1959 and recorded in Book 2904, page 162, Register's Office of Davidson County, Tennessee. Geneva P. Grisham died on 5/13/08 leaving James T. Grisham as surviving tenant by the entirety. James T. Grisham died testate on 6/11/15 and by Last Will and Testament admitted to probate in the Circuit Court of Davidson County, Tennessee, Probate Division, No. 15P1145, the property herein described was devised to Sharon Grisham Riedy. Subject property was never the principal residence of Sharon Grisham Riedy nor any of her heirs and/or assigns.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (_X_) unimproved (_____) property known as 804 Canton Pass, Madison, TN 37115.

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 in 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 16th day of November, 2015.

Sharon Grisham Riedy

Sharon Grisham Riedy

STATE OF FLORIDA

COUNTY OF Broward

Personally appeared before me, a Notary Public of said County and State, Sharon Grisham Riedy, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 16th day of November, 2015.

Notary Public

My Commission Expires: 07/23/17

JEAN GARRO
NOTARY
My Comm. Expires
July 23, 2017
No. FF 38776
PUBLIC
STATE OF FLORIDA