WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20150101008 DEEDWARR
Recvd: 11/30/15 11:36 2 pgs
Fees: 13.00 Taxes: 510.60

20151130-0120398

NATHAN KEITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $138,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th day of November, 2015

Notary Public

MY COMMISSION EXPIRES: 8/20/19

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3325 Aspen Grove Drive, Suite 104, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jonathan Jones	NEW OWNER	04306004400
(NAME)	(NAME)	
612 Fedders Dr.		
(ADDRESS)	(ADDRESS)	
Madison, TN 37115		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in 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, **Lois E. Thompson,** unmarried, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Jonathan 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:

Land in Davidson County, Tennessee, Being Lot No. 46 on the Plan of Madison Park, Section II, as of record in Book 3106, Page 141, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property. Said Lot fronts 75 feet on the south side of Fedders Drive and runs back between parallel lines, 135 feet to a dead line.

Being the same property conveyed to Lois E. Thompson, unmarried, by deed from The Secretary of Housing and Urban development of record in Instrument No. 20100810-0063086, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 612 Fedders Dr., Madison, TN 37115
(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.

This conveyance is subject to:

- Taxes for the year 2016.
- Subject to all matters shown on the Plan of record in Book 3106, Page 141, Register's Office of Davidson County, Tennessee.
- Any and all existing easements as shown of record not stated herein.

Witness my/our hands this 24th day of November, 2015.

Lois E Thompson

Lois E. Thompson

State of Tennessee
County of Williamson

Personally appeared before me Lois E. Thompson, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 24th day of November, 2015.

Notary Public
My Commission Expires: _____

File No.: 10159

