This Instrument Prepared By:
Lee and Lee Attorneys at Law, P. C.
109 East Gay Street, 615-444-1312
Lebanon, Tennessee 37087

L&L# 756-229

ADDRESS NEW OWNER:
Joshua Micaiah Jones
3317 White Pine Dr.
Nashville, Tennessee 37214

MORTGAGEE:

BILL GARRETT, Davidson County
Trans:T20160007314 DEEDWARR
Recvd: 01/28/16 08:50 2 pgs
Fees:13.00 Taxes:558.70
20160128-0008094

SEND TAX BILL TO:
Mortgagee

MAP	**108**
GROUP	**08-0**
PARCEL	**071.00**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Kellie Saylor** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does transfer and convey unto **Joshua Micaiah Jones, an unmarried man,** hereinafter called the GRANTEE, his heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

> The following described property, situated in Davidson County, Tennessee, described as follows, to wit:
>
> Land in Davidson County, Tennessee, being Lot No. 229, on the Plan of Larchwood, Section II, of record in Plat Book 5200, Pages 57, 58 and 59, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.
>
> Being the same property conveyed to Kellie Saylor by deed from Herb Saylor dated December 9, 2015, of record in Instrument No. 20151209-0124023, Register's Office for Davidson County, Tennessee.

This is improved property known as 3317 White Pine Dr., Nashville, Tennessee 37214. Possession is to be given on January 22, 2016.

THIS CONVEYANCE is made subject to all taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns, forever; and,

GRANTOR does covenants with the said GRANTEE that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and,

GRANTOR, does further covenant and bind herself, her heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this the 12th day of January, 2016.

Kellie Saylor

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Kellie Saylor**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and, who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 12th day of January, 2016.

NOTARY PUBLIC

J.C. ROSS NOTARY PUBLIC STATE OF TENNESSEE

My Commission Expires: 3.17.16

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STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual value or consideration, whichever is greater, for this transfer is $151,000.00.

AFFIANT

Subscribed and sworn to before me on this 12th day of January, 2016.

NOTARY PUBLIC

My Commission Expires:

SHIRA HUGHES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 09-11-2017