This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans:T20160015962 DEEDWARR
Recvd: 02/26/16 12:44 2 pgs
Fees:13.00 Taxes:878.75
20160226-0018499

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $237,500.00.

Affiant

Subscribed and sworn before me this the 25th day of February, 2016.

Notary Public
My commission expires: 5.2.16

Angela K. Robertson
State of Tennessee Notary Public
Williamson County

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Molly Sears 928 Granada Avenue Nashville, TN 37206	Franklin American Mortgage Company 6100 Tower Circle, # 600 Franklin, TN 37067	083-01-0-184.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, KELLY JONES, AN UNMARRIED WOMEN, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to MOLLY SEARS, AN UNMARRIED WOMEN, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being the West 58.5 feet of the Easterly 117 feet of Lots 25, 26 and 27 on the Plan of James Burn's Subdivision, of record in Plat Book 421, Page 40, in the Register's Office for Davidson County, Tennessee.

Said parts of said lots adjoin and front together 58.5 feet on the Southerly side of Bailey, or Granada Ave. and runs back between parallel lines 150 feet to the North line of Lot #28.Being the same property conveyed to Kelly Jones, unmarried by Warranty Deed from James Neumaier and wife, Holly Neumaier, of record in Instrument No. 20110119-0005071, Register's Office for Davidson County, Tennessee, dated January 05, 2011 and recorded on January 19, 2011.

Being also known as 928 Granada Avenue, Nashville, TN 37206.

Subject to all Easements and Restrictions of record.

THIS IS _x_ IMPROVED ____UNIMPROVED PROPERTY KNOWN AS 928 Granada Avenue, Nashville, TN 37206.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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.

FO

Witness my hand this the 25th day of February, 2016.

Kelly Jones

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Kelly Jones, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 25th day of February, 2016.

My commission expires: 9/10/18

Notary Public

