Prepared by:
Tennessee Title & Escrow Affiliates, LLC
7105 Crossroads Blvd., Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $140,000.00

Affiant

Subscribed and sworn to before me, this 11th day of May, 2016

Notary Public
My commission expires: 09-19-18

ANNETTE BELYEA
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Address of New Owner:	Send Tax Bills to:	Tax Information
Josh Anderson 1906 Linden Ave Nashville, TN 37212	New Owner	053-07-0-004.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Donald Jones and Louise Jones,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Josh Anderson,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being a westerly portion of Lot No. 50 on the Revised plan of Section E , village of Old Hickory, of record in Plat Book 1424, page 132, Register s Office for said County.

Said part of said lot No. 50 fronts 73 feet on the easterly side of Colt Club Road (formerly Ball Park Road), and extends back 267.2 feet on the southerly lien and 265.9 feet on the Northerly line to a line in the rear on which it measures approximately 73 feet.

Being the same property conveyed to DONALD N, JONES , JR. AND WIFE, LOUISE F. JONES, by deed from GEORGE L. THOMAS AND WIFE, DORA P. THOMAS , of record in Book 9940, Page 258, dated January 31, 1996, said Register's Office.

This property is improved property known as 1709 Golf Club Road, Old Hickory, TN, 37138

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(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

BILL GARRETT, Davidson County
Trans:T20160040009 DEEDWARR
Recvd: 05/13/16 09:19 2 pgs
Fees:13.00 Taxes:518.00
20160513-0047739

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 hand this the 11th day of May, 2016.

Donald Jones

Louise Jones

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Donald Jones and Louise Jones** the bargainor(s), 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 Franklin, Tennessee, this the 11th day of May, 2016.

Notary Public

My Commission expires: 9-19-18

FILE NO: 2016044367

ANNETTE BELYEA
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON