WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20160062080 DEEDWARR
Recvd: 07/19/16 15:00 2 pgs
Fees: 13.00 Taxes: 3256.00
20160719-0074357

BOX 10-A

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $880,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 18 DAY OF July, 2016.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR 7, 2017

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Spencer S. Jones and Andrea L. Jones	SAME	
(NAME)	(NAME)	
4127 Skyline Drive		117-13-0/015-00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 ACKNOWLEDGED, WE, **CHRISTOPHER J. DULL AND JOANNE YEAGER DULL, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SPENCER S. JONES AND ANDREA L. JONES, HUSBAND AND WIFE,** 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. 31 on the Plan of Vailwood Heights of record in Plat Book 1835, Page 32, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Christopher J. Dull and spouse, Joanne Yeager Dull by Quitclaim deed from Christopher J. Dull, erroneously referred to as both John Dull and Christopher Dull in the prior deed (they are one and the same person), and Joanne Yeager Dull of record in Instrument No. 20060815-0100540 Register's Office for Davidson County, Tennessee, dated August 14, 2006. Joanne Yeager Dull is the same person as Joanne Y. Dull.

This conveyance is subject to 2016 Property Taxes; all matters shown on the Plan of record in Plat Book 1835, Page 32, Register's Office for Davidson County, Tennessee; Restrictions of record in Book 1318, Page 332, in the Register's Office for Davidson County, Tennessee; and Easement for water main of record in Book 1037, Page 572, in the Register's Office for Davidson County, Tennessee.

unimproved _
This is improved x property, known as 4127 Skyline Drive, Nashville, TN 37215
(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.

Witness my hand this 18 day of July, 2016

CHRISTOPHER J. DULL

JOANNE YEAGER DULL BY: CHRISTOPHER J. DULL

ATTORNEY IN FACT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Christopher J. Dull, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 18 day of July, 2016.

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN
My Commission Expires MAR 7, 2017

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this _____ day of July, 2016, before me personally appeared Christopher Dull, to me known to be the person who executed the foregoing instrument on behalf of Joanne Yeager Dull and acknowledged that he executed the same as the free act and deed of Joanne Yeager Dull.

Witness my hand and official seal at Nashville, Tennessee this 18 day of July, 2016.

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN
My Commission Expires MAR 7, 2017

Notary Public