WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160062513 DEEDWARR
Recvd: 07/20/16 14:38 2 pgs
Fees:13.00 Taxes:2201.50
20160720-0074846

W. REID SOLOMON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires May 27, 2019

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $595,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 19 DAY OF July, 2016.

Notary Public

MY COMMISSION EXPIRES: 5-27-19
(AFFIX SEAL)

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
Thomas Whitworth and Carey Whitworth	Tom + Carey Whitworth	
(NAME)	(NAME)	
3030 23rd Avenue South	3030 23rd Avenue South	117-6 / 16
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	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, **SPENCER S. JONES AND ANDREA L. JONES, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **THOMAS WHITWORTH AND CAREY WHITWORTH, 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. 5 on the Plan of Block 3, W. V. Davidson's Hillsboro Highlands Sections 2 & 3, of record in plat Book 843, page 23, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Spencer S. Jones and Andrea L. Jones, husband and wife, by deed dated August 2, 2013, from Spencer S. Jones and Andrea L. Jones, husband and wife, of record in Instrument No. 20130802-0081037, Register's Office for Davidson County, Tennessee. Andrea L. Jones is the same person as Andrea Jones.

This conveyance is subject to 2016 Real Property taxes and all matters appearing on the plan of record in Book 843, page 23, said Register's Office.

unimproved _
This is improved x property, known as 3030 23rd Avenue South, 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

SPENCER S. JONES

ANDREA L. JONES BY SPENCER JONES

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 Spencer S. Jones, the bargainor, 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 18 day of July, 2016, before me personally appeared Spencer Jones, to me known to be the person who executed the foregoing instrument on behalf of Andrea L. Jones and acknowledged that he executed the same as the free act and deed of Andrea L. Jones.

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