# WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160070920 DEEDWARR
Recvd: 08/16/16 09:11 2 pgs
Fees:13.00 Taxes:399.60
20160816-0085158

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$~~108,000.00~~

Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
11th DAY OF August,2016

NOTARY PUBLIC:
MY COMMISSION EXPIRES: 2-25-19
(AFFIX SEAL)

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Athens Title & Escrow LLC, 5115 Maryland Way Brentwood, TN 37027

| ADDRESS NEW OWNER: | SEND TAX BILL TO: | MAP 071 |
|---|---|---|
| Dale Hire | Cash | GROUP 12 0 |
| 1505 Jones Ave | N/A | PARCEL 234.00 |
| Nashville, Tennessee 37207 | New owner | |

For and in 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,

**Barbara Jones, an unmarried woman**

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

**Dale Hire**

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:

Being Lot No. 160 on the Plan of Victory Heighs, as of record in Book 1130, page 97, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Barbara Jones by deed from Corinne R. Matthews dated August 6, 1976 and recorded in Book 5056, page 189 said Register's Office.

Barbara Jones and Barbara McElroy Jones being one in the same person.

This conveyance is made subject to the following:
1) 2016 taxes and subsequent years.
2) Any and all restrictions, conditions, and easements of record.

This is improved property known as **1505 Jones Ave, Nashville, Tennessee 37207**.

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 and official seal at office this 11th day of August, 2016.

Barbara McElroy Jones
Barbara Jones

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Barbara Jones, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 11th day of August, 2016.

NOTARY PUBLIC

My Commission Expires: 2-25-19

JAMES C SMITH
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

PLEASE RETURN TO:
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027