Davidson County DEEDWARR Recvd: 09/06/16 09:37 3 pgs Fees:18.00 Taxes:173.90 **20160906-0093054**	STATE OF TENNESSEE COUNTY OF Davidson The actual consideration or value, whichever is greater, for this transfer is 47,000.00 Affiant Subscribed and sworn to before me, this 30th day of August, 2016. Notary Public My commission expires: July 6, 2020

BRIA I SAWYERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires July 6, 2020

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4751 TROUSDALE DRIVE, STE 111
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
George A. McKeever, Jr.	**NATIONS LENDING CORPORATION**	**09203011100**
2402 Alameda Street	**4 Summit Park Drive, Ste 200**	
Nashville, TN 37208	**Independence, OH 44131**	

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 ACKNOWLEDGE, WE,

George McKeever, Sr., as Executor of the Estate of Evelyn B. Jones

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

George A. McKeever, Jr., single man

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. 85 of Block 1 on the Map of the Subdivision of Heffernan Place, of record in Book 161, Page 138, Register's Office of said County, to which reference is hereby made for a more particular description.

Being the same property conveyed to Wendell S. Jones and wife, Evelyn B. Jones, by deed from Jack Boyd, Sr. dated 11/30/98 of record in Book 11229, Page 208, Register's Office of Davidson County, Tennessee. Wendell S. Jones died on 3/18/00 leaving Evelyn B. Jones as surviving tenant by the entirety. Evelyn B. Jones died testaste on 2/12/15, and by Last Will and Testament admitted to probate in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, Docket No. 15P-1067, Evelyn B. Jones directed that the property hereinabove described be a portion of her probate estate to be managed and sold by her Executor. Further reference made to Order Approving Sale of Real Property entered on 8/7/15, In Re: Estate of Evelyn B. Jones, Seventh Circuit Court for Davidson County, Tennessee, Probate Division, Docket No. 15P-1067.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (__X__) unimproved (_____) property known as 2402 Alameda Street, Nashville, TN 37208.

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 in 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/our hand(s) this 30th day of August, 2016.

George McKeever, Sr., Executor of the Estate of Evelyn B. Jones

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, the within named **George McKeever, Sr., Executor of the Estate of Evelyn B. Jones,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument in the capacity and the purposes therein contained.

Witness my hand, at office, this 30th day of August, 2016.

Notary Public

My Commission Expires: DEC 2 7 2017

J. ANDREW WILEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

True Copy Certification

I, Kristen Traini, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Sumner

Personally appeared before me, Darlene K. Suhrbier, a notary public for this county and state, Kristen Traini who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-27-19

Notary' Seal (if on paper)

