WARRANTY DEED

STATE OF Tennessee

COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $294,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of September, 2016.

Notary Public

MY COMMISSION EXPIRES: 7-2-2018

(AFFIX SEAL)

NOTARY PUBLIC
Kimberley C. Kindall
My Commission Expires
July 2, 2018
STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Bennett & Pressley, P.C., Lawyer's Escrow Service, Inc. -Mt. Juliet, 1550 N. Mt. Juliet Road, Suite 115, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Iva J. Conrad, trustee of the Conrad Family Trust, the Decedent's Exclus. Amt – Trust B	IVA Conrad	
(NAME)	(NAME)	
522 Wesley Ave.	1825 NE 108 Ave # 1971	71-08-0-225
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	Portland, OR 97220	
(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, **Dwayne Jones, an unmarried man and Teresa Jones, a married woman,** UNMARRIED, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Iva J. Conrad, trustee of the Conrad Family Trust, the Decedent's Exclus. Amt – Trust B** 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 48 ON THE MAP OF JOYWOOD HEIGHTS, SECTION NO. 1, AS OF RECORD IN BOOK 1130, PAGE 91, SAID REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION .

BEING THE SAME PROPERTY CONVEYED TO DWAYNE JONES, AN UNMARRIED MAN, AND TERESA JONES, A MARRIED WOMAN BY DEED FROM ALVIN H. DAVIS, ON MARCH 4, 2016, RECORDED ON MARCH 23, 2016, IN INSTRUMENT NUMBER 20160323-0027589, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

unimproved ☐

This is improved ☑ property, known as 522 Wesley Ave., Nashville, TN 37207
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

BILL GARRETT, Davidson County
Trans:T20160088552 DEEDWARR
Recvd: 10/07/16 10:23 2 pgs
Fees:13.00 Taxes:1087.80
20161007-0106273

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 our hands this 29th day of September, 2016.

Dwayne Jones

Teresa Jones By Dwayne Jones her Attorney in Fact

Teresa Jones By Dwayne Jones, her attorney-in-fact pursuant to Power of Attorney of record in Instrument Number 20161007-0106272 Register's Office for Davidson County, Tennessee.

State of Tennessee

County of Wilson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared DWAYNE JONES and who, upon his oath acknowledged himself to be the Attorney-In-Fact for the within named TERESA JONES, being authorized to act on behalf of said person, he executed the foregoing instrument as her free act and for the purposes therein contained.

Witness my hand and official seal at Mt. Juliet, Tennessee this 29th day of September, 2016.

My Commission Expires: 03/21/2017

Notary Public

S. NIXON PRESSLEY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

NOTARY PUBLIC
S. Nixon Pressley
My Commission Expires
March 21, 2017
STATE OF TENNESSEE

State of Tennessee

County of Wilson

On this 29TH DAY OF SEPTEMBER, 2016, before me, a Notary public in and for said County and State, personally appeared Dwayne Jones , individual(s) who executed the foregoing instrument and acknowledged the examination and reading of the same and did sign the foregoing instrument, and acknowledged that the same is said individual(s) free act and deed.

Witness my hand and official seal at Mt. Juliet, Tennessee this 29th day of September, 2016.

My Commission Expires: 03/21/2017

Notary Public

S. NIXON PRESSLEY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

NOTARY PUBLIC
S. Nixon Pressley
My Commission Expires
March 21, 2017
STATE OF TENNESSEE