BILL GARRETT, Davidson County
Trans:T20160097307 DEEDQC
Recvd: 11/03/16 09:41 2 pgs
Fees:12.00 Taxes:0.00
20161103-0116311

STATE OF TENNESSEE

COUNTY OF DAVIDSON

I hereby declare that the actual consideration for this transfer, or the True Value of the property transferred, whichever is greater is $ 0.00

AFFIANT

Sworn to and subscribed before me this 26 day of October 2016

Notary Public My Commission expires MY COMMISSION EXPIRES: MAY 8, 2017

New Owners:
Harriet Jones Owen
308 Ashgrove Court
Nashville, TN 37011

Send Tax Notices To:
SAME

Map-Parcel Number(s)
162-05-0-196.00

QUIT-CLAIM DEED

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby expressly acknowledged, We **CECIL RHODES JONES and wife, LOUISE E. JONES**, for the express purpose of conveying and all of our rights title and interests held under the name of Cecil Rhodes Jones and Louise E. Jones , as Tenants in Common with Rights of Survivorship to **HARRIET JONES OWEN**, her heirs, successors and assigns forever, all of our right, title and interest in the following described real estate, situated in Davidson County, State of Tennessee, to wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to-wit:

Being Lot No. 42 on the Plat of Hickory Valley Subdivision, Section 3, of record in Plat Book 4460, page 86, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Cecil Rhodes Jones and wife, Louise E. Jones by Warranty Deed from Sam Doan and wife, Gail Doan, dated June 11, 1986, recorded June 13, 1986 in Book 6886, pages 225-227, Register's Office for Davidson County, Tennessee. Being also the same property conveyed to Cecil Rhodes Jones, Louise E. Jones and Harriet Jones Owen, as Tenants in Common with Rights of Survivorship by Quitclaim Deed from Sam E. Stansbury, Trustee, dated June 5, 2013, recorded June 5, 2013 at Instrument Number 20130605-0057281, Register's Office for Davidson County, Tennessee.

SUBJECT TO: Easements, building setback lines and certain restrictions a shown on the Plan of Hickory Valley Subdivision, Section 3 of record in Plat Book 4460, Page 86, Register's Office for Davidson County, Tennessee.

SUBJECT TO: Restrictive Covenants of record in Book 4630, Page 548, Register's Office for Davidson County, Tennessee.

SUBJECT TO: All zoning regulations, building restrictions, easements and/or setback lines, rights for public utilities, or other governmental regulations applicable to the foregoing property, but excluding any covenant, conditions or restrictions of record in the Register's Office for Davidson County that would violate Title 42 USC 3604.

This is improved property commonly known as 308 Ashgrove Court, Nashville, TN 37011.

And now **CECIL RHODES JONES and wife, LOUISE E. JONES** for the express purpose of carrying out the intent of this conveyance as set out above, do hereby quitclaim to **HARRIET JONES OWEN, married**, her heirs and assigns forever, the same real estate herein described, to which reference is made, and said real estate is conveyed subject to the same limitations, restrictions and encumbrances as may effect the premises, as set out above.

IN WITNESS WHEREOF, the said **Cecil Rhodes Jones and wife, Louise E. Jones** do hereby set their signature(s) on the 26 day of October 2016.

CECIL RHODES JONES

LOUISE E. JONES

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, **CECIL RHODES JONES and wife, LOUISE E. JONES** the bargainor(s), with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the foregoing Quit-Claim Deed for the purposes and considerations therein contained.

WITNESS my hand and official seal of office, this 26 day of October 2016

NOTARY PUBLIC

My commission expires

MALORIE KINZER-MCCLERKIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

MY COMMISSION EXPIRES:
MAY 8, 2017

The street address of the herein described property is believed to being known as 308 Ashgrove Court, Nashville, Davidson County, Tennessee and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This instrument was prepared from information furnished by the Grantors herein and the preparer of this deed makes no representation as to the status of the title of the property described herein, or as to the accuracy of the description.

Prepared by:
Real Estate Title Services
4741 Trousdale Drive, Ste 4
Nashville, TN 37220