BILL GARRETT, Davidson County
Trans:T20160109669 DEEDWARR
Recvd: 12/14/16 08:42 3 pgs
Fees:18.00 Taxes:902.80
20161214-0130893

This Instrument Prepared By:
Thomas I. Bottorff, Attorney
5110 Maryland Way, Suite 120
Brentwood, Tennessee 37027

Record & Return
WATAUGA TITLE COMPANY
5110 Maryland Way, Suite 120
Brentwood, TN 37027

ADDRESS NEW OWNER:
Rachel D. Jones
9624 S. Harpeth Rd
Nashville, Tennessee 37221

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
Wells Fargo Bank, N.A.
2701 Wells Fargo Way
Minneapolis, MN 55467-8000

MAP **168**
GROUP
PARCEL **22.00**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Bradford J. Bishop and wife, Rebecca D. Bishop,** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do hereby transfer and convey unto **Rachel D. Jones, married**, hereinafter called the GRANTEE, her heirs and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

See Attached Exhibit "A"

Being the same property conveyed to Bradford J. Bishop and wife, Rebecca D. Bishop by deed from Howard D. Derrick and wife, Constance H. Derrick of record in Instrument no. 20030903-0127962, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2016 and subsequent years.

This is **improved** property known as **9624 S. Harpeth Rd, Nashville, Tennessee 37221.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, her heirs and assigns , forever, and, GRANTORS do covenant with the said GRANTEE that they 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, GRANTORS, do further covenant and bind themselves, their heirs and

assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and her 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 the **23rd** day of **November, 2016.**

Bradford J. Bishop

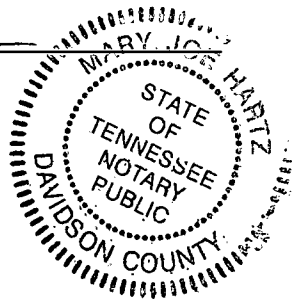
Rebecca D. Bishop

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Bradford J. Bishop and wife, Rebecca D. Bishop**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 23rd day of November, 2016.

Mary Joe Hartz
NOTARY PUBLIC



My Commission Expires: 9/7/2020

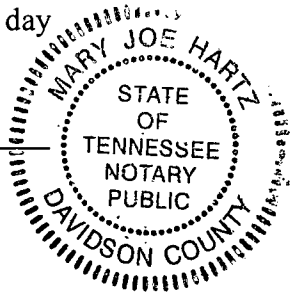
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $244,000.00.

AFFIANT

Subscribed and sworn to before me on this 23rd day of November, 2016.

NOTARY PUBLIC



My Commission Expires: 9/7/2020

Exhibit "A"

Land in Davidson County, Tennessee, being Lot No. 5 and part of Lot No. 9, as shown on a survey by S. H. Hutchison, dated August 30, 1957 and being more particularly described according to a survey by John B. Kohl, III, dated February 24, 1995, as follows:

Beginning at a stake on the westerly margin of South Harpeth Road, at the Northwest corner of the intersection of South Harpeth Road, and a 50 foot unnamed road, now known as South Harpeth Court (being North 04 degrees East 50 feet from the Northeast corner of the property conveyed to Harold H. Hughes, by deed form Lovell N. Smith and wife, of record in Book 2707, page 586, Register's Office for said County); thence with the Northerly margin of South Harpeth Court, South 89 degrees West 610 feet to a point; thence North 05 degrees West 200 feet to a point; thence North 89 degrees East 210 feet, more or less, to a point; thence North 89 degrees East 419 feet to a point in the westerly margin of South Harpeth Road; thence with the same, South 09 degrees 30 minutes East 13.5 feet, South 02 degrees 30 minutes East 71 feet, and South 04 degrees West 115 feet to the point of beginning.