BILL GARRETT, Davidson County
Trans:T20160115216 DEEDWARR
Recvd: 12/30/16 14:46 2 pgs
Fees:13.00 Taxes:555.00
20161230-0137592

Prepared By & Return To:
Lakeside Title & Escrow
854 Wren Road
Goodlettsville, TN 37072
16-2630TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 150,000.00.

Affiant

TABATHA EDWARDS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

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

Notary Public

Commission Expiration: 11-5-19

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL:
Travis Jones Sr and Kim Bell-Jones 922 and 924 E. Old Hickory Blvd Madison, TN 37115	New Owner	04315006100 AND 043150271

WARRANTY DEED

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, I, **Keitha M. Summers, unmarried,** HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Travis Jones, Sr. and Kim Bell-Jones, husband and wife,** 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:

Property known as 922 and 924 E. Old Hickory Blvd Madison, TN 37115, County of Davidson to wit:

Land in Davidson County, Tennessee, being Lot No.48 on the Plan of Anderson Subdivision, Block "B" as of record in Book 974, Pages 36 and 37, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete legal description.

Being (Parcel 04315006100) the same property conveyed to Keitha M. Summers, unmarried, by deed from Harold Woosley, dated 11/1/2005 filed and recorded 11/03/2005 of record in Instrument No 200511030133259 said Register's Office.

Land in Davidson County, Tennessee, being Lot Number 47, on the Plan of Anderson Subdivision, Block "B" of record in Plat Book 974, Page 36&37, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being (Parcel 04315027100) the same property conveyed to Keitha M. Summers, unmarried, by deed from Frankie L Harris, unmarried, dated 05/30/2002 filed and recorded 06/05/2002 of record in Instrument No 200206050068520 said Register's Office.

Tax Map and Parcel ID is as follows 04315006100 AND 043150271

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

This is improved property known as: 922 and 924 E. Old Hickory Blvd, Madison, TN 37115

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 unemcumbered, 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 this 29th day of December, 2016.

Keitha M. Summers

Keitha M. Summers

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 29th day of December, 2016, before me personally appeared **Keitha M. Summers**, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as such person's free act and deed.

Witness my hand and official seal at office this 29th day of December, 2016.

Notary Public
Commission Expiration:

MELISSA J. BUTCHKO-TURECKI
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Comm. Expires
8-27-18

Return to:

MAGNOLIA
TITLE & ESCROW

1104 Fatherland Street
NASHVILLE, TN 37206