BILL GARRETT, Davidson County
Trans:T20170002357 DEEDWARR
Recvd: 01/10/17 09:30 2 pgs
Fees:13.00 Taxes:185.00
20170110-0002652

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $50,000.00

Affiant

Subscribed and sworn to before me, this 5TH DAY OF JANUARY, 2017.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

MARY BIRTHRIGHT WRIGHT NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 08-20-2019

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ciara Properties	Ciara Properties	09114020300
	(NAME)	
510 S.Main Street	510 S. Main Street	
(ADDRESS)	(ADDRESS)	
Springfield, TN 37172	Springfield, TN 37172	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Estate of Mary W. Jones, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Ciara Properties, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE NORTH PART OF LOT NO. 11 ON THE MAP OF W.A. HINTON'S SUBDIVISION OF LOTS 15 AND 22 IN THE SUBDIVISION OF THE VERNON FARM, OF RECORD IN BOOK 332, PAGE 113, REGISTER'S OFFICE FOR SAID COUNTY.

SAID PART OF LOT 11 FRONTS 100 FEET ON THE EASTERLY SIDE OF ORLANDO AVENUE AND RUNS BACK BETWEEN LINES, 339.5 FEET, MORE OR LESS ON THE SOUTH LINE AND 311.5 FEET, MORE OR LESS ON THE NORTH LINE, ALONG THE SOUTH MARGIN OF LENOX STREET, TO THE CENTER LINE OF RICHLAND CREEK, MEASURING 100 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO J. O. JONES AND WIFE MARY W. JONES BY WARRANTY DEED FROM EVIE JACKSON WILKERSON, OF RECORD AT BOOK 4393, PAGE 542, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. THE SAID JAMES O. JONES SUBSEQUENTLY DIED, SURVIVED BY HIS SPOUSE MARY W. JONES. MARY W. JONES SUBSEQUENTLY DIED ON JUNE 10, 2016 UNMARRIED AND TESTATE, AND BY HER WILL DIRECTED THE WITHIN PROPERTY TO BE SOLD. SAID WILL WAS ADMITTED TO PROBATE, AND KENNETH H. JONES WAS APPOINTED EXECUTOR, BY ORDER OF THE CHANCERY COURT FOR SUMNER COUNTY, TENNESSEE, CASE NO. 2016-PR-280, ENTERED JULY 12, 2016.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2017 AND SUBSEQUENT YEARS.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 234 Orlando Avenue, Nashville, TN 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my/our hand(s) this 5th day of January, 2017.

WARRANTY DEED
(Continued)

Estate of Mary W. Jones

BY: Kenneth H. Jones Executor
Kenneth H. Jones, Executor

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kenneth H. Jones, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 5th day of January, 2017.

Mary Birthright
Notary Public



My Commission Expires:

(SEAL)

RETURN TO:
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072