BILL GARRETT, Davidson County
Trans: T20170004578 DEEDWARR
Recvd: 01/18/17 08:58 2 pgs
Fees: 13.00 Taxes: 2035.00
20170118-0005139

State of Tennessee
County of ~~Sumner~~ Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $550,000.00
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6 DAY OF January 2016.
Notary Public
MY COMMISSION EXPIRES:

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2020

This instrument prepared by:
Freedom Title Services, LLC, 109 Hazel Path, Suite 2, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP/PARCEL
NANCY Y. QUINN	New Owner	062-05-0/010.00
(NAME)	(NAME)	
4012 BRUSH HILL ROAD		
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37216		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 ACKNOWLEGED, WE, CRYSTAL HILL JONES, UNMARRIED, AND MELANIE J. MEADOWS, UNMARRIED, HEREINAFTER CALLED GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO NANCY Y. QUINN, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE SOUTH 50 FEET OF LOT NO. 3 OF BLOCK 1, ON THE PLAN OF A.J. MCGAUGHEY'S HAYSBORO SUBDIVISION OF RECORD IN BOOK 547, PAGES 15 AND 16, SAID REGISTER'S OFFICE.

SAID PART OF SAID LOT NO. 3 FRONTS 50 FEET ON THE WESTERLY SIDE OF HAYSBORO DRIVE, AND RUNS BACK AND PARALLEL LINES 300 FEET TO A 40 FOOT ROADWAY CALLED BRUSH HILL ROAD.

BEING THE SAME PROPERTY CONVEYED TO CRYSTAL HILL JONES AND MELANIE J. MEADOWS, BY QUITCLAIM DEED FROM PAUL MICHAEL JONES, RECORDED ON FEBRUARY 8, 2005, IN INSTRUMENT NO. 20050208-0014411, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE AND BEING THE SAME PROPERTY CONVEYED TO CRYSTAL HILL JONES AND MELANIE J. MEADOWS, BY QUITCLAIM DEED FROM ANGELA SCHUMAN, RECORDED ON FEBRUARY 8, 2005 IN INSTRUMENT NO. 20050208-0014412, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY PREVIOUSLY CONVEYED TO CHARLES EDWARD JONES, A SINGLE PERSON, BY DEED FROM KARL RUNYON GARVIN AND WIFE, SUSAN S. GARVIN, AS OF RECORD IN BOOK 6241, PAGE 988, SAID REGISTER'S OFFICE.

CHARLES EDWARD JONES DIED ON NOVEMBER 17, 2003 LEAVING ANGELA RENEE JONES SCHUMAN, PAUL MICHAEL JONES AND CRYSTAL HILL JONES AS HIS HEIRS TO THE PROPERTY PURSUANT TO HIS LAST WILL AND TESTAMENT OF RECORD IN THE SEVENTH CIRCUIT COURT (PROBATE DIVISON) OF DAVIDSON COUNTY, STATE OF TENNESSEE, DOCKET NUMBER 04P-229.

This is improved property, known as 4012 BRUSH HILL ROAD, NASHVILLE, TN 37216.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said Grantees. Grantors covenant with Grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Witness our hands this 12 day of JAN, 2017.

CRYSTAL HILL JONES

MELANIE J. MEADOWS

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority, CRYSTAL HILL JONES AND MELANIE J. MEADOWS, with whom I am personally acquainted, and made oath that they executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in Hendersonville, Tennessee, on this the 12th day of Jan, 2017.

NOTARY PUBLIC
My commission expires: 5-20-20

DAVID KIMBROUGH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY