BILL GARRETT, Davidson County
Trans:T20170010713 DEEDWARR
Recvd: 02/06/17 10:05 2 pgs
Fees:13.00 Taxes:592.00
20170206-0012175

Prepared by:
Tennessee Title & Escrow Affiliates, LLC
7105 Crossroads Blvd, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $160,000.00

Affiant

Subscribed and sworn to before me, this 5th day of January, 2017.

Notary Public
My commission expires: 9-19-18

ANNETTE BELYEA
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Address of New Owner:	Send Tax Bills to:	Tax Information
[redacted] Steve Kovach	NEW OWNER	093-15-0-294.00
1055 2nd Avenue South		
Nashville, TN 37210		

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Helen Jones, an unmarried woman,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Steve Kovach IV,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being the southerly part of Lot No. 19 on the northerly part of Lot No. 20 in Isaac Paul's Elysian Grove Plan of lots in South Nashville, as of record in Plan Book 1, Page 134, Chancery Court at Nashville described as: Beginning on the westerly margin of 2nd Avenue South, formerly Market Street at the northeast corner of a part of said Lot No. 20 owned by F. H. Yost; thence with the westerly margin of said Avenue northerly 28 feet more or less, thence westerly parallel with Yost's north line 135 feet.

Being the same property conveyed to Adolph M. Jones, Sr. and wife, Ruby Jones by Installment Deed from M. H. Webb and wife, Ida Nell Webb of record in Book 4069, Page 142, Register's Office, Davidson County, Tennessee. Said Adolph M. Jones, Sr. died on May 30, 1971. Being the same property conveyed to Helen Jones by Quitclaim Deed from Ruby Jones of record in Instrument No. 20110216-0013109, Register's Office, Davidson County, Tennessee. Said Quitclaim deed was re-recorded in Instrument No. 20111114-0088871, Register's Office, Davidson County, Tennessee to strike an incorrect derivation statement and to identify Adolph M. Jones, Sr. as deceased.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such liens, limitations, restrictions, and easements as may affect the premises.

This property is improved property known as **1055 2nd Avenue South, Nashville, TN 37210.**

This conveyance is subject to the following: (1) All matters appearing on the Plan of record in Plan Book 1, Page 134, Chancery Court at Nashville, Tennessee.

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(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 the 5th day of January, 2017.

Helen Jones, by Triston Jacobs, her
Attorney in fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named, **Triston Jacobs**, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the foregoing instrument for the purposes therein contained as the free act and deed of the said **Helen Jones** and for the purposes therein contained by virtue of Power-of-Attorney duly executed by the said **Helen Jones,** and appearing of record in Instrument No. 20170206-0012174, of the Register's Office of Davidson County, Tennessee.

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

Notary Public

My Commission expires: 9-19-18

FILE NO: 2016124958

ANNETTE BELYEA
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON