WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170018152 DEEDWARR
Recvd: 03/02/17 11:43 2 pgs
Fees:13.00 Taxes:777.00
20170302-0020766

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$210,000.00.**

Affiant

Subscribed and sworn to before me this 28 day of February 2017

Notary Public
My Commission expires: 12-19-20

JOYCE JORDAN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires DEC. 19 2020

(Affix Seal)

THIS INSTRUMENT PREPARED BY

Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Benjamin Cranford	Same	147-04-0-041.00
4809 Humber Drive		
Nashville, TN 37211		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Roy S. Jones**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Benjamin Cranford, an unmarried man**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 68 on the plan of Beverly Heights Subdivision, Section 2, of record in Book 2331, page 42, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lot No. 68 fronts 180 feet on the Westerly side of Humber Drive and runs back 235 feet on the Northerly line and 213.8 feet on the Southerly line to a dead line in the rear on which it measures 180.1 feet.

Being the same property conveyed to Roy S. Jones, married, by deed from Federal National Mortgage Association, on August 15, 2012, of record in Book 201209070081119, page , Register's Office for Davidson County, Tennessee.

Grantor warrants that he has never lived in the subject property as a married person and that the subject property is not subject to any marital rights therein.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Subject to all matters as shown on the Plan of record in Book 2331, page 42, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 2440, page 199, Register's Office for Davidson County, Tennessee.
- Easements of record in Book 6249, page 419 and Book 6313, page 845, Register's Office for Davidson County, Tennessee.

This is improved property known as: **4809 Humber Drive, Nashville, TN 37211**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 February 28, 2017.

Roy S. Jones

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Roy S. Jones** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this February 28, 2017

My commission expires 7/8/19

Notary Public

