WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170020724 DEEDWARR
Recvd: 03/10/17 09:57 2 pgs
Fees:13.00 Taxes:1607.47
20170310-0023725

File #2017-43

ROBERT ASHWORTH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $434,450.00.

Patricia L. Miller Trustee
Affiant

Subscribed and sworn to before me on March 9, 2017.

NOTARY PUBLIC
My Commission Expires: My Commission Expires March 3, 2019

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
ASHWORTH LAW FIRM, PLLC
Robert C. Ashworth, Attorney at Law
237 2nd Avenue South
Franklin, TN 37064

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #:
Patricia L. Miller, Trustee 2629 South Highlands Drive Nashville, TN 37221	New Owner	142-16-0C-027.00 CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **JAMES O. JONES A/K/A JAMES O. JONES, JR. AND JAMES OLIVER JONES, JR. AND WIFE, BARBARA D. JONES**, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto **PATRICIA L. MILLER, TRUSTEE OF THE PATRICIA L. MILLER TRUST U/A/D OCTOBER 21, 2010, WITH FULL POWER TO SELL, MORTGAGE, TRANSFER, AND CONVEY WITHOUT THE JOINDER OF ANY BENEFICIARY**, hereinafter called **"GRANTEE,"** its successors and representatives, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 27, as shown on the map entitled the Plan of Devon Highlands, Phase II, of record in Book 7900, page 517, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to JAMES O. JONES AND WIFE, BARBARA D. JONES, by deed from RICHARD A. SPEITEL, UNMARRIED AND SAMUEL L. PANTER, UNMARRIED, of record in Instrument No. 20020723-0088231, dated July 22, 2002, said Register's Office. The said, James O. Jones is one and the same person as James O. Jones, Jr. and James Oliver Jones, Jr.

The conveyance of the above-described parcel of land is subject to the following:

1. The current year's property taxes have been prorated and paid or are assumed by Grantee; Subsequent taxes are assumed by the Grantee, including rollback taxes, if any.
2. Easements, setback lines, and all other matters as set forth on the above plan of record.
3. Any zoning, easements, covenants, conditions, restrictions, and other matters of record as may affect the premises.

This is Improved property known as 2629 South Highlands Drive, Nashville, TN 37221.

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, its successors and representatives, forever, and GRANTORS do covenant with the said GRANTEE that they 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 GRANTORS do further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, its successors and representatives, 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 our hands on March 9, 2017.

Grantor:

James O. Jones a/k/a James O. Jones, Jr. and James Oliver Jones, Jr.

Grantor:

Barbara D. Jones

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, **JAMES O. JONES A/K/A JAMES O. JONES, JR. AND JAMES OLIVER JONES, JR. AND BARBARA D. JONES**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 9th day of March, 2017.

Notary Public

My commission expires: My Commission Expires March 3, 2019

ROBERT ASHWORTH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY