This instrument prepared by and **Record and Return to**:
Parthenon Title Agency, LLC
212 Oceola Ave
Nashville, TN 37209
(615) 829-5190

File No.: **17-1047**

BILL GARRETT, Davidson County
Trans:T20170023139 DEEDWARR
Recvd: 03/20/17 08:33 2 pgs
Fees:13.00 Taxes:342.25
20170320-0026544

WARRANTY DEED

THIS INDENTURE, made and entered into this **3/17/2017**, by and between **Joe Paul Jones individually and as personal representative of The Estate of Linda Kay Jones,** parties of the first part, and **Property Help, LLC, a Tennessee Limited Liability Company,** party of the second part,

WITNESSETH: This for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of **Madison**, County of **Davidson**, State of **Tennessee**, to wit:

Land in Davidson County, State of Tennessee, described as follows:

Being Lot No 41. and the easterly 10 feet of Lot No.42 , Block "€" on the Plat of Rainbow Terrace as of record in Plat Book 1130, page 85 , Register's Office for said County.

Said Lot No. 41 and part of Lot No.42 front together 60 feet on the northerly margin of Cheryl Avenue and extends back between parallel lines 145 feet to a dead line in the rear.

Being the same property conveyed to Linda Kay Jones, unmarried by deed from Joe W. Keller and Priscilla Keller, dated 08/05/1982, of record in Book 5921, page 1, Said Register's Office.

Linda Kay Jones died on August 26, 2016, and her Estate is being administered in Davidson County Probate Court Docket No. 16P1719 pursuant to the pleading John Paul Jones is her only Heir and is her Personal Representative of the Estate.

This conveyance is made subject to: All existing Easements and Restrictions of record.

Parcel ID # **52-2-112**
☒ Improved **647 Cheryl Ave, Madison, TN 37115**
☐ Unimproved property located at:

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the afore described real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part of the day and year first above written.

Joe Paul Jones, Individually and as
Personal Representative

STATE OF **Tennessee**

COUNTY OF **Davidson**

Before me, the undersigned, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Joe Paul Jones individually and as personal representative of The Estate of Linda Kay Jones,** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as his/her free Act and Deed.

Witness my hand and Notarial Seal this 17th day of March, 2017..

Notary Public

My Commission Expires: 5/8/17

REBECCA T. GARLAND
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

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Owner's Name: **Property Help, LLC**

and Address: **647 Cheryl Ave, Madison, TN 37115**

Mail tax bills to Property Help. LLC
73 White Bridge Rd, Ste 103, Nashville TN 37205

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$92,500.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF **Tennessee**

COUNTY OF **Davidson**

Subscribed and sworn to before me this 17th day of March, 2017..

Notary Public

My Commission Expires: 3.21.20

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM