BILL GARRETT, Davidson County
Trans:T20170029729 DEEDWARR
Recvd: 04/07/17 16:08 2 pgs
Fees:13.00 Taxes:2090.50

20170407-0034511

THIS INSTRUMENT PREPARED BY: WESLEY D. TURNER **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 150 THIRD AVENUE SOUTH SUITE 1700 NASHVILLE, TENNESSEE 37201 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF Davidson) The actual consideration or value, whichever is greater, for this transfer is $565,000.00. Affiant Subscribed and sworn to before me this 7 day of April, 2017. Notary Public My Commission Expires:

J ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

Address New Owner As Follows: William A. Hamburg, et ux 110 Cheek Road Nashville, TN 37205	Send Tax Bills To: New Owner	Map-Parcel Number: 129-12-0-109.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **ROBERT H. JONES AND WIFE, LOIS M. JONES**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **WILLIAM A. HAMBURG AND CAROLINE S. HAMBURG, HUSBAND AND WIFE**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot(s) 3 of Block "A", as shown on the map entitled 2nd Revised Plan of Highlands of Belle Meade No. 2, of record as Plat Book 1130, Page 62, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Said lot fronts 151 feet on the north side of Cheek road and runs back between parallel lines, 200 feet to a dead line.

Being the same property conveyed to Robert H. Jones and wife, Lois M. Jones, by deed from Joseph Pitt and wife, Esther H. Pitt, of record in Book 3614, Page 201, dated August 20, 1963, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2017 taxes, a lien not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. Matters shown on the Plan of record in Plat Book 1130, Page 62, Register's Office for Davidson County, Tennessee.

3. Easement(s) as set out in the Restrictions of record in Book 1300, page 397, Book 1303, Page 693 and Book 1357, Page 41, Register's Office for Davidson County, Tennessee.

4. Sanitary Sewer Easement of record in Book 5314, Page 320, Register's Office for Davidson County, Tennessee.

5. Easement granted to Southern Bell Telephone and Telegraph of record in Book 1065, Page 6, Register's Office for Davidson County, Tennessee.

This is improved property known as: **110 Cheek Road, Nashville, TN 37205.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever; and Grantors covenant with the said Grantees 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 further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 7th day of April, 2017.

Robert H. Jones

Robert H. Jones

Lois M. Jones

Lois M. Jones

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Robert H. Jones and Lois M. Jones, the within named bargainor, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 7th day of April, 2017.

(Seal) WESLEY D. TURNER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JULY 2, 2018

Notary Public

My Commission Expires: 07/02/2018