WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170029839 DEEDWARR
Recvd: 04/10/17 09:33 2 pgs
Fees:13.00 Taxes:691.90
20170410-0034639

R-VRES-17-1242

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $187,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF APRIL, 2017.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2020

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Philip G. Jones and Anita D. Jones	**SWBC Mortgage c/o Central Loan Administration & Reporting**	
(NAME) **1242 Bell Grimes Lane**	(NAME) **P.O. Box 202028**	**041-07-0-020.00**
(ADDRESS) **Nashville, TN 37207**	(ADDRESS) **Florence, SC 29502-2028**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **PAUL D. IVERSON, MARRIED, AND LUKE D. IVERSON AND SUSAN ANNE IVERSON, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **PHILIP G. JONES AND ANITA D. JONES, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land located in Davidson County, Tennessee, being Tract 1 of the R.R. Mincey Land, being a Re-Subdivision of Part of Lot No 3 of the K.J. Morris Lands, of record in Book 57, page 49, Register's Office, Davidson County, Tennessee, and described according to an unrecorded survey prepared by William Collier Parris Associates, Civil Engineers, dated 06/02/59, as follows, to wit:

Beginning at a point in the Northerly margin of Bell Grimes Lane, being the common corner between the Jean Shepart Property and the property conveyed to W. E. Batey, etux, by Henry R. Beasley, etux, of record in Book 2904, Page 45, Register's Office, Davidson County, Tennessee, thence North 3 degrees 48' East 208.2 feet to a point; thence Westerly 64.4 feet to a point; thence Southerly 206.73 feet to a point in the Northerly margin of Belle Grimes Lane; thence with said margin North 86 degrees 4' West 57 feet to the beginning.

Being the same property conveyed to Paul D. Iverson and Luke D. Iverson by Special Warranty deed from Federal National Mortgage Association of record in Instrument No. 20130607-0058171 Register's Office for Davidson County, Tennessee, dated May 28, 2013 and recorded on June 07, 2013.

SUSAN ANNE IVERSON JOINS IN THE EXECUTION OF THIS INSTRUMENT FOR THE PURPOSE OF CONVEYING HIS/HER INTEREST, MARITAL OR OTHERWISE, IN THE ABOVE DESCRIBED PROPERTY.

THIS HAS NEVER BEEN A PRIMARY OR MARITAL RESIDENCE OF GRANTOR PAUL D. IVERSON HEREIN.

This conveyance is subject to:
- Taxes for the year 2017 and thereafter a lien not yet due and payable.
- All matters shown on the Plan of record in Plat Book 57, Page 49, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1242 Bell Grimes Lane, Nashville, Tennessee 37207**.

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; and we do covenant with the said GRANTEE(S) that we 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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/our hand(s) this the 4th DAY OF APRIL, 2017.

× BY LUKE D. IVERSON, ATTORNEY-IN-FACT

Paul D. Iverson by Luke D. Iverson, Attorney-in-Fact

Luke D. Iverson

× BY LUKE D. IVERSON, ATTORNEY-IN-FACT

Susan Anne Iverson by Luke D. Iverson, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LUKE D. IVERSON, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of PAUL D. IVERSON, and who acknowledged he/she/they executed the same as the free act and deed of the said PAUL D. IVERSON.

Witness my hand and official seal, this the 4th of April, 2017.

Notary Public
My Commission Expires
(SEAL)

C. LOY CARNEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JULY 6, 2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LUKE D. IVERSON, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 4th of April, 2017.

Notary Public
My Commission Expires
(SEAL)

C. LOY CARNEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JULY 6, 2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LUKE D. IVERSON, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of SUSAN ANNE IVERSON , and who acknowledged he/she/they executed the same as the free act and deed of the said SUSAN ANNE IVERSON.

Witness my hand and official seal, this the 4th of April, 2017.

Notary Public
My Commission Expires
(SEAL)

C. LOY CARNEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JULY 6, 2020

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212