BILL GARRETT, Davidson County
Trans:T20170031772 DEEDWARR
Recvd: 04/17/17 11:30 2 pgs
Fees:13.00 Taxes:481.00
20170417-0036848

THIS INSTRUMENT PREPARED BY:

Midtown Title, LLC

1704 Charlotte Avenue, #105

Nashville, Tennessee 37203
File No.: M176277

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $130,000.00

Affiant

Subscribed and sworn to before me, this the 14th day of April, 2017.

C.M. CORRIVEAU STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Notary Public
My Commission Expires: _____

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Robert Eric Jones Sheila McMorrow Jones 2804 Acklen Ave Nashville, TN 37212	New Owner	148-12-142.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Andrea G Gillotte, unmarried,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Robert Eric Jones and Sheila McMorrow Jones, husband and wife,** hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 147 on the Plan of Hazelwood, Section 6, as of record in Book 3842, page 103, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.

Beginning at a point on the northerly side of Aeolia Drive at a monument marking the terminus of a curve; thence westwardly along the margin of said Drive 90 feet to a monument; thence N 4° 04' 28" East 97.69 feet to a monument; thence N 76° 41' 14" East 92.19 feet to a monument on the westerly side of Fanning Drive; thence along said margin southerly 88 feet to a monument marking the beginning of a curve; thence around said curve southwestwardly 39.27 feet to the point of beginning.

Being the same property conveyed to Andrea G. Gillotte, an unmarried woman by Warranty Deed from Lee R. Simmons, unmarried, dated May 9, 2014, recorded May 12, 2014, of record in Instrument No. 20140512-0040489, Register's Office for Davidson County, Tennessee.

This is ☒ Improved OR ☐ Unimproved property located at: 4657 Fanning Drive, Antioch, TN 37013

This conveyance is made subject to 1) Property taxes for the year 2017 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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 we do covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 14th day of April, 2017.

Andrea G Gillotte

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Andrea G Gillotte**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 14th day of April, 2017.

C. M. CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Notary Public
My Commission expires: 3/8/2021