WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20170041015 DEEDWARR
Recvd: 05/15/17 10:14 2 pgs
Fees: 13.00 Taxes: 703.00

20170515-0047797

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

STATE OF TENNESSEE
COUNTY OF ~~Wilson~~ Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $190,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of May, 2017.

Notary Public

MY COMMISSION EXPIRES: 07/06/2020

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Lindsey Maria Jones	new owner	09610026000
(NAME)	(NAME)	
3011 Ironwood Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214		
(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 considerations, the receipt of which is hereby acknowledged, we, **Steven Bradley Jones and wife, Jennifer Jones**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Lindsey Jones, unmarried woman**, hereinafter called the GRANTEE(S), 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 all of Lot 136, on the Plan of Cloverhill, Section II, of record in Plat Book 2133, Page 46, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Steven Bradley Jones, an unmarried man by Warranty Deed from Dustin A. Hensley and wife, Ashley S. Hensley, dated 06/05/2015, recorded 06/10/2015, of record in Instrument No. 20150610-0054869, in the Register's Office for Davidson County, Tennessee.

Steven Bradley Jones having since married. The said Jennifer Jones joins in this conveyance to waive any and all rights in said property.

Subject to: (1) All matters shown on the plat of record in Plat Book 2133, Page 46, in the Register's Office for Davidson County, Tennessee; and (2) Covenants, conditions, easements and restrictions of record in Book 1583, Page 423, in the Register's Office for Davidson County, Tennessee, together with all amendments thereto.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 3011 Ironwood Drive, Nashville, TN 37214
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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), assigns forever; and we do covenant with the said GRANTEE(S)

thereto belonging to the said GRANTEE(S), 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), 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 our hands this 10th day of May, 2017.

Steven Bradley Jones

Jennifer Jones, by Steven Bradley Jones, her attorney-in-fact

Jennifer Jones, by Steven Bradley Jones, her attorney-in-fact

State of Tennessee
County of Wilson

On this 10th day of May, 2017, before me personally appeared **Steven Bradley Jones**, to me known to be the person(s) (or proved to me on the basis of satisfactory evidence) described in and who executed the foregoing instrument, and who acknowledged that he executed the same to be their free act and deed. Witness my hand and official seal this 10th day of May, 2017.

Notary Public

My Commission Expires: 8.14.17

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

State of Tennessee
County of Wilson

On this 10th day May, 2017, before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared **Steven Bradley Jones**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he is the **attorney-in-fact of Jennifer Jones**, and is authorized by her and does hereby acknowledge the execution of this instrument on her behalf, by virtue of an instrument of record in Deed Book *, Page _____, Register's Office of ~~Wilson~~ DAVIDSON County, Tennessee.

* Instrument # 20170515-0047796

Notary Public
My Commission Expires: 8.14.17

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122