BILL GARRETT, Davidson County
Trans:T20170057681 DEEDWARR
Recvd: 07/06/17 12:33 2 pgs
Fees:13.00 Taxes:231.25
20170706-0067976

This Instrument Prepared By:
BOOKER LEGAL GROUP, P.C.
205 Powell Place, Suite 314
Brentwood, TN 37027

Name and Address of New Owner:	**Name and Address of Entity Responsible for Payment of Real Property Taxes:**	**Tax Map Parcel No.:**
Janet Booker-Davis 100 Watermill Trace Franklin, TN 37069	Janet Booker-Davis 100 Watermill Trace Franklin, TN 37069	070-06-0-056.00

The ~~actual~~ consideration for the transfer or the value of the property transferred, whichever is greater, is $62,500.00.

AFFIANT

Notary Public

My Commission Expires: Nov. 6, 2017

LILLIAN CURVEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

WARRANTY DEED

FOR AND IN CONSIDERATION OF **Sixty-Two Thousand Five Hundred and 00/100 Dollars** ($62,500.00) and other good and valuable consideration, the receipt and legal sufficiency of all of which are hereby acknowledged, **Louis E. Jones** (herein called "Grantor"), has this day bargained and sold, transferred and conveyed and by these presents does bargain, sell, transfer and convey unto **Janet Booker-Davis** (herein called "Grantee") the following described property, having an address of **2728-B Tucker Road, Nashville, Tennessee 37218** and being situated and located in **Davidson County, Tennessee**, to wit:

> Land in Davidson County, Tennessee, being Lot No. 5A as shown on the map entitled St. Michael's Square, Section I, of record in Plat Book 6250, page 725 and in Book 6900, page 489, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.
>
> Being the same property conveyed to GWEN E. BOOKER AND KAREN L. BOOKER, BOTH UNMARRIED, by deed from MICHAEL SHIELDS, of record in Book 7426, page 146 and corrected in Book 7508, page 165, Book 7513, page 756 and Book 7572, page 451, dated December 11, 1987, said Register's Office. Being further conveyed to GWEN BOOKER JONES, by Quitclaim Deed from

KAREN L. BOOKER, of record in Instrument No. 20010315-0024655, dated March 9, 2001, said Register's Office.

Source of Grantor's equitable interest is through an Affidavit of Heirship recorded in as Instrument No. 20170706006797S, Register of Deeds Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all appurtenances and hereditaments thereunto appertaining unto Grantee, its successors and assigns in fee simple forever.

Grantor covenants that Grantor is lawfully seized and possessed of said real estate, has full power and lawful authority to sell and convey the same; that the title thereto is free, clear and unencumbered except as aforesaid; and, Grantor will forever warrant and defend the same against the lawful claims of all persons whomsoever.

The words "Grantor" and "Grantee" shall include their respective successors and assigns where the context requires or permits.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 29th day of June, 2017.

Louis E. Jones
LOUIS E. JONES

STATE OF Texas

COUNTY OF Dallas

On this day, personally appeared before me, **Louis E. Jones**, to me known to be the person(s) described in and who executed the within instrument, and acknowledged that he signed the same as his voluntary act and deed, for the uses and purposes therein mentioned.

WITNESS my hand and seal, this 29th day of June, 2017.

Erik Lopez
Notary Public Signature

My Commission Expires: 3/2/19

ERIK LOPEZ
Notary Public
STATE OF TEXAS
My Comm. Exp. 03-02-19