BILL GARRETT, Davidson County
Trans:T20170058480 DEEDWARR
Recvd: 07/10/17 09:59 2 pgs
Fees:13.00 Taxes:555.00
20170710-0068816

This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
Jonathan Jordan & Marion Reynolds
2795 Union Hill Road
Joelton, TN 37080

SEND TAX BILL TO:
Interlinc Mortgage Services
10613 West Sam Houston Pwky.
Suite 200
Houston, TN 77064
MAP/PARCEL 015-00-0-103.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid by hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Beverly Garrett and Husband Timothy S. Garrett, hereafter called the GRANTORS,** have bargained and sold, and by these presents, do transfer and convey unto **Jonathan C. Jordan, unmarried man and Marion G. Reynolds, unmarried woman, hereafter called the GRANTEE,** his heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in the 14th, formerly the 24th, Civil District of Davidson County, Tennessee, being the northwesterly part of Tract No. 5 on the Map of the Subdivision of the Weaver-Harris et el. Lands, as of record in Plan Book 2, Page 183, in the Chancery Court for Davidson County, Tennessee, described according to a survey made by Z. J. Wilkinson, Surveyor, dated February 6, 1954, as follows:

Beginning at an iron pin on the southerly margin of Union Hill Road, as now located, said iron pin being South 03 deg. West 45.6 feet from the northeast corner of the part of Tract No. 4 on said plan conveyed to William Lord and wife, Mildred Lord by deed from P. C. Baxter and wife, of record in Book 1718, Page 630, in said Register's Office, said being also 45.6 feet southerly from a point in the Old Goodlettsville Pike; thence with a fence, the eastern boundary line of said Lord's property South 03 deg. West 388 feet to an iron pin set in fence line; thence South 87 deg. East 208 feet to another iron pin; thence North 03 deg. 420 feet to an iron pin in the southerly margin of said Union Hill Road, as now located; thence North 75 deg. 15' West 110 feet to an iron pin in said road; thence South 88 deg. 15' West 99 feet to another iron pin in said road, the northeast corner of said Lord property; thence with the eastern boundary line of the said Lord property South 03 deg. West 45.5 feet to the beginning, containing 2 acres, more or less.

Being the same property conveyed to Dorris Williams and wife, Dorothy Williams by Warranty deed from Eura Aldin Blanton and wife, Edna Blanton of record in Book 2249, page 205, Register's Office for Davidson County, Tennessee, dated February 17, 1954 and recorded on February 26, 1954.The said Dorothy Williams aka Dorothy L. Williams having since died on or about June 26, 2015, leaving Dorris Williams as tenant by the entirety. The said Dorris Williams aka Dorris Windell Williams died on August 24, 2015, the subject property passing to his children Beverly Ann Williams Garrett and Kenneth Dale Williams by operation of law. See Affidavit of Heirship at Instrument No. _____, in the Register's Office for Davidson County, Tennessee. Being the same property conveyed to Beverly Garrett by Quitclaim deed from Beverly Garrett and Kenneth Garrett, heirs of Dorris William Williams, deceased of record in Instrument No. 20160210-0012916 Register's Office for Davidson County, Tennessee, dated February 2, 2016 and recorded on February 10, 2016

This is improved property known as: **2795 Union Hill Road, Joelton, Tennessee 37080**

THIS CONVEYANCE is made subject to all taxes, taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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, her heirs and assigns, forever; and,

GRANTORS do covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTORS, do further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE. His heirs and assigns, against the lawful claims of all persons whomsoever. Possession to be given 26th day of June, 2017.

WITNESS MY HAND on this the 26th day of June, 2017

Beverly Garrett

Beverly Garrett

Timothy S. Garrett

Timothy S. Garrett

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Beverly Garrett,** * with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that he/she/they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 26th day of June, 2017.

Jodie D Pelley

NOTARY PUBLIC

JODIE D. PELLEY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

* Timothy S. Garrett

My Commission Expires: 9/22/2020

STATE OF TENNESSEE
COUNTY OF Davidson

The actual value or consideration, whichever is greater, for this transfer is $150,000.00.

Jackie Keathley

AFFIANT

Subscribed and sworn to before me this the 26th day of June, 2017.

Jodie D Pelley

NOTARY PUBLIC

JODIE D. PELLEY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 9/22/2020