BILL GARRETT, Davidson County
Trans:T20170059075 DEEDWARR
Recvd: 07/11/17 09:42 2 pgs
Fees:13.00 Taxes:499.50
20170711-0069487

This instrument prepared by & return to: Providence Title, LLC
25 Century Blvd, Suite 402
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 10th day of July, 2017, by and between Allison Patton, unmarried, party of the first part, and Samella F Jones* an unmarried woman, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

The land hereinafter referred to is situated in the City of Nashville, County of Davidson, State of TN, and is described as follows: Land in Davidson County, Tennessee, being Lot No. 65 on the Plan of Haynes Park Subdivision, Section 3, as of record in Book 4460, Page 185, Register's Office for said County, to which plan reference is hereby made for a more complete legal description.

Being all or part of the same property conveyed to Allison Patton by virtue of that certain Special Warranty Deed dated October 29, 2015, and being of record at Instrument No. 20151112-0115107 in the Register's Office of Davidson County, Tennessee.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except for year 2017 Davidson County real property taxes, being a lien not yet due and payable and restrictions of record at Plat Book 4460, PAge 185 and Book 4707, Page 766 in said Register's Office, Tennessee; and I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Allison Patton by William Patton Attorney in Fact
Allison Patton, by William Patton, Attorney In Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 10th day of July, 2017, before me personally appeared William Patton, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument as Attorney-in-Fact in behalf of Allison Patton and acknowledged that he executed the same as the free act and deed of the said Allison Patton.

WITNESS my hand and official seal at office this 10th day of July, 2017.

Notary Public

My Commission Expires: 7.5.2020

MARIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

*Samella F Jones also known as Samella Jones, an unmarried woman

Property Owner & Address:	Samella F Jones
	205 Haynes Park Dr, Nashville, T 37218
Tax Parcel No	05816005700
Property Address:	205 Haynes Park Dr. Nashville, TN 37218
MAIL TAX BILLS TO:	owner at property address

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $135,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Samella F Jones
AFFIANT

SUBSCRIBED AND SWORN TO before me this 10th day of July, 2017.

Notary Public

My Commission Expires: 7.5.2021

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY