BILL GARRETT, Davidson County
Trans:T20170063260 DEEDWARR
Recvd: 07/24/17 14:26 3 pgs
Fees:18.00 Taxes:512.45
20170724-0074637

Name & Address of New Owner:	Send Tax Notices To:	Map & Parcel
Robert Walsh	Robert Walsh	11912013100
2224 Woodmont Blvd.	2224 Woodmont Blvd.	
Nashville, TN 37215	Nashville, TN 37215	

This Instrument Prepared By: Thomas J. Haynes, Attorney117 N. Maple St. Murfreesboro, Tennessee 37130

WARRANTY DEED

FOR AND IN CONSIDERATION of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the undersigned, JOE LANE JONES (married), INDIVIDUALLY AND AS EXECUTOR OF THE ESTATE OF JOYCE FAYE JONES, deceased, AND JEFFREY DOYLE JONES (unmarried), have this day bargained and sold and by these presents do hereby transfer and convey to ROBERT WALSH (married), his heirs and assigns, forever, that certain tract or parcel of real estate situated and located in Davidson County, Tennessee, being more particularly described as follows, to-wit:

BEING all of Lot 116, Section Two, Battlewood, according to plat and survey of same of record in Plat Book 1835, page 95 & 96, Register's Office for Davidson County, Tennessee, to which reference is here made for complete details of location and description of said lot.

BEING that same property vested to Joyce Faye Jones by Final Decree of the Probate Court for David County, Tennessee Case No. 59686 and filed of record in Deed Book 4521, page 773 of the Register's Office for Davidson County, Tennessee. The said Joyce Faye Jones an unmarried person having since died testate a resident of Davidson County, Tennessee leaving said property to her two (2) sons Joe Lane Jones and Jeffrey Doyle Jones by her Last Will and Testament of record in the Probate Court for Davidson County In Re: Estate of Joyce Faye Jones Case No. 16P1822.

This conveyance is made subject to any and all restrictions, easements, etc. that may affect said property and appearing of record in the Register's Office for Davidson County, Tennessee.

This is improved property known as 745 Wildview Drive, Nashville, TN 37211.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said grantee, his heirs and assigns, forever.

Grantors covenant with the said grantee that they are lawfully seized

and possessed of said real estate, that they have a good and lawful right to convey the same and that said real estate is unencumbered except by lien of the 2017 real property taxes, which taxes are being prorated between the parties, the grantors giving unto the grantee their proportionate share, and the grantee assuming the payment of said taxes when the same shall become due and payable.

Grantors further covenant and bind themselves, their heirs and assigns forever to warrant and defend the title to the said real estate unto the said grantee, his heirs and assigns, against the lawful claims of all persons, whomsoever.

Mary Ann Jones wife of Joe Lane Jones joins in this conveyance for the purpose of evidencing her consent hereto and releasing any and all rights she may have in said property including but not limited to her marital rights.

WITNESS my hand this the 21st day of July, 2017.

Joe Lane Jones, Executor of the
Estate of Joyce Faye Jones, deceased

Joe Lane Jones, Individually

Jeffrey Doyle Jones

Mary Ann Jones

STATE OF TENNESSEE]
ss.
COUNTY OF RUTHERFORD]

Personally before me, the undersigned authority, a Notary Public in and for said State and County, the within named Joe Lane Jones, Executor of the Estate of Joyce Faye Jones, deceased, the bargainor, with whom I am personally acquainted, and who, upon oath, acknowledged that he as such Executor executed the within and foregoing (WARRANTY DEED) instrument for the purposes therein contained.

WITNESS MY HAND and official seal at Murfreesboro, Tennessee on this the 21st day of July, 2017.

My Commission Expires: 3/23/2021 Notary Public

THOMAS J. HAYNES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

STATE OF TENNESSEE]
ss.
COUNTY OF RUTHERFORD]

Personally before me, the undersigned authority, a Notary Public in and for said State and County, the within named Joe Lane Jones, the bargainors, with whom I am personally acquainted, and who, acknowledged that he executed the within and foregoing (WARRANTY DEED) instrument for the purposes therein contained.

WITNESS MY HAND and official seal at Murfreesboro, Tennessee on this the 21st day of July, 2017.

My Commission Expires: 3/23/2021 Notary Public

THOMAS J. HAYNES STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD

STATE OF TENNESSEE]
ss.
COUNTY OF RUTHERFORD]

Personally before me, the undersigned authority, a Notary Public in and for said State and County, the within named Jeffrey Doyle Jones, the bargainors, with whom I am personally acquainted, and who, acknowledged that he executed the within and foregoing (WARRANTY DEED) instrument for the purposes therein contained.

WITNESS MY HAND and official seal at Murfreesboro, Tennessee on this the 20th day of July, 2017.

My Commission Expires: 3-23-21 Notary Public

DAWN ADCOCK STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

STATE OF TENNESSEE]
ss.
COUNTY OF RUTHERFORD]

Personally before me, the undersigned authority, a Notary Public in and for said State and County, the within named Mary Ann Jones, the bargainors, with whom I am personally acquainted, and who, acknowledged that she executed the within and foregoing (WARRANTY DEED) instrument for the purposes therein contained.

WITNESS MY HAND and official seal at Murfreesboro, Tennessee on this the 21st day of July, 2017.

My Commission Expires: 3/23/2021 Notary Public

THOMAS J. HAYNES STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD

STATE OF TENNESSEE]
ss.
COUNTY OF RUTHERFORD]

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $138,500.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, this the 21st day of July, 2017.

My Commission Expires: 3/23/2021 Notary Public

THOMAS J. HAYNES STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD