STATE OF Tennessee
COUNTY OF Davidson

BILL GARRETT, Davidson County
Trans:T20170075913 DEEDWARR
Recvd: 08/30/17 13:59 2 pgs
Fees:13.00 Taxes:562.40
20170830-0089281

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $152,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 28th DAY OF August, 2017.

Notary Public
MY COMMISSION EXPIRES: 3/20/18
File No. G17-9229D

TAMMY MORRIS NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
TN Real State Now, LLC (NAME)	New Owner (NAME)	43-01-0-130.00
312 Sarver Avenue (STREET ADDRESS)	PO Box 150979 (STREET ADDRESS)	
Madison, TN 37115 (CITY) (STATE) (ZIP)	Nashville TN 37215 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, WE, **James Raymond Jones, Married,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **TN Real State Now, LLC,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND 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 part of Lot No. "E" on the plan of W.P. READY SUBDIVISION OF E.H. THORNTON LAND, according to a survey by Ernest Medlin, Surveyor, dated March 22, 1976, as shown by plat of record in Plat Book 4885, Page 140, in the Register's Office for Davidson County, Tennessee, as follows:
Said part of Lot "E" fronts 85 feet on the south side of Sarver Avenue and runs back between parallel lines measuring 215.0 feet to a rear line which measures 85.0 feet thereon.
BEING the same property conveyed to James Raymond Jones from Kenneth H. Jones, Executor of the Estate of Mary W. Jones, deceased, by Executor's Deed dated August 9, 2016, as Instrument No. 20160811-0083657, in the Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 4885, page 140 and Plat Book 332, page 110, Register's Office for Davidson County, Tennessee.

The 2016 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 312 Sarver Avenue, Madison, TN 37115.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever, and we do covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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 my/our hand(s) this 28th day of August, 2017.

James Raymond Jones

August 28, 2017
Date

STATE OF ~~Tennessee~~ Georgia BS

COUNTY OF ~~Davidson~~ DeKalb BS }

Personally appeared before me, the undersigned , a Notary Public in and for said County and State, the within named James Raymond Jones, Married, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 28th day of August, 2017.

My Commission Expires: 01/26/2021

Notary Public

JAMES B SUBER
NOTARY PUBLIC, GEORGIA
COBB COUNTY
My Commission Expires January 26, 2021

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066