Bill Garrett
Batch# 21157
11/02/2017 10:41:32 AM
Fees: $13.00 Taxes: $795.50

20171102-0112493

Davidson County
DEEDWARR
2 pgs

WARRANTY DEED

P. C. HALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 8, 2018

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $215,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 27th DAY OF October, 2017.

Notary Public

MY COMMISSION EXPIRES: 5-8-18
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Anthony D. Johnston	Farmington Mtg	
(NAME)	(NAME)	
127 Neese Dr	2002 Richard Jones Rd Ste 300A	11915015100
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Nashville, TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 HEREBY ACKNOWLEDGED, WE, **ALVIN T. JONES, JR., AND WIFE, LINDA M. JONES**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ANTHONY D. JOHNSTON, AN UNMARRIED MAN,** 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 Lot No. 13 on the Map of Neese Heights, as of record in Book 1424, Page 114, Register's Office for Davidson County, Tennessee, described as follows:

Said Lot No. 13 fronts 100 feet on the Southerly side of Neese Drive, and runs back between lines, 172.93 feet on the Easterly line and 172.95 feet on the Westerly line, to a dead line in the rear, measuring 100 feet thereon.

Being the same property conveyed to Alvin T. Jones, Jr., and wife, Linda M. Jones by Warranty Deed from Sarah A. Anderson, unmarried, recorded on the 30th day of April, 2004 in Instrument No. 20040430-0049244, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 127 Neese Dr, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. Wherever 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 hand this 27 day of October, 2017

ALVIN T. JONES, JR.

LINDA M. JONES

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Alvin T. Jones, Jr. and Linda M. Jones, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 27 day of October, 2017.

Commission expires: 3/8/21

Notary Public