Bill Garrett Davidson County
Batch# 25567 DEEDWARR
11/14/2017 02:43:56 PM 2 pgs
Fees: $13.00 Taxes: $370.00
20171114-0117107

This instrument prepared by Birthright Title & Escrow, LLC
405 Two Mile Pike, 2B, Goodlettsville, TN 37072

ADDRESS NEW OWNER:
Gay Lynn Ryman
335 Hillcrest Dr.
Madison, TN 37115

SEND TAX BILLS TO:
SAME

MAP/PAR NOS.:
Map 52.02
Parcel 249.00

WARRANTY DEED

For and in consideration of Ten Dollars, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is acknowledged, I, **KENNETH JONES,** by these presents transfer and convey unto **GAY LYNN RYMAN,** Grantee, the following described tract or parcel of real property in Davidson County, Tennessee:

> Land in Davidson County, Tennessee, being the northerly 103 feet of Lot No. 13 on the unrecorded Plan of Rainbow Terrace, Section IV, and described partly from a survey made by T. R. Sanford, Surveyor, August 13, 1953, as follows:
>
> Beginning at a point in the easterly margin of Hillcrest Drive 109.9 feet south of the southeast corner of said Drive and Cheryl Avenue, being the common corner of Lots 13 and 13-A; thence easterly with the line between said lots, 360.68 feet to a point; 98.4 feet south of the south margin of Cheryl Avenue; thence southerly along the center line of TVA transmission line, 103.1 feet to a point, 7 feet north of the common corner of lots Nos. 12 and 13; thence westerly along a line that is 7 feet north of the line between of lots Nos. 12 and 13, 354.54 feet to the east margin of Hillcrest drive, thence northerly with said Drive 103 feet to the beginning.
>
> Being the same property conveyed to James O. Jones and Mary W. Jones, husband and wife by Warranty Deed from Harold G. Cox and Helen F. Cox, husband and wife, of record as Instrument 20010409-0034902, Register's Office for Davidson County, Tennessee. Being the same property subsequently conveyed to Kenneth Jones, a single person by Quitclaim deed from James O. Jones and wife Mary A. Jones, of record as Instrument 20130711-0071587, said Register's Office.

Grantor Kenneth Jones is one and the same person as Kenneth Hellie Jones and Kenneth H. Jones.

This property is not the residence of Grantor, his spouse or any dependent.

This is improved property located at and known as 335 Hillcrest Drive, Madison, 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 Grantees, their heirs and assigns forever; and I/we do covenant with the said Grantees 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, unless otherwise herein set out; and I/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.

Witness my/our signatures this date: 11/9/2017.

KENNETH JONES

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, the within named Kenneth Jones, the bargainor(s), and being duly sworn, executed the within instrument for the purposes therein contained as his/her/their free act and deed.

Witness my hand and seal this date: 11/9/2017.

Notary Public

My commission expires: 7/2/2018

DANIEL L. WISCHHOF STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF _____)

The actual consideration for, or value of, this transfer, whichever is greater, is $100,000.00.

Affiant

Sworn to and subscribed before me this date: 11/10/2017.

Notary Public

My commission expires: 7/2/2018

DANIEL L. WISCHHOF STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY