Bill Garrett Davidson County
Batch# 25745 DEEDWARR
11/15/2017 10:10:11 AM 2 pgs
Fees: $13.00 Taxes: $608.65



20171115-0117302

Return to:

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 4-BR-112107

#1519

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Thomas J. Doeve, Albert J. Doeve and wife, Margaret S. Doeve	NEW OWNERS	Map 119-10-00-
2707 Hartford Drive		Parcel 51.00
Nashville, TN 37211		
This instrument prepared by: Southern Land Title & Escrow, Inc., P.O. Box 217, 9927 Sam Donald Court, Ste B, Nolensville, TN 37135.		

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **David Earl Jay, unmarried,** (The "Grantor") has bargained and sold, and by these presents does transfer and convey unto **Thomas J. Doeve, an unmarried man, and Albert J. Doeve and Margaret S. Doeve, husband and wife, as joint tenants with rights of survivorship,** (The "Grantees"), their heirs and assigns, to certain tract or parcel of land in **DAVIDSON** County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee being Lot No. 28, on the Plan of Hidden Acres Subdivision, of record in Plat Book 1130, page 89, said Register's Office, to which reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to David Earl Jay, unmarried by warranty deed dated July 23rd, 1997 from Jimmy Ferguson, Jr. and wife, Terri L. Ferguson of record in Book 10542, page 774, said Register's Office.

This is the same legal used in previous deed of record.

This conveyance is subject to the following:

1. **2018 Taxes, yet due and payable.**
2. **Restrictions of record in Book 1394, page 218, Book 1428, page 565 and in Book 1432, page 528, said Register's Office.**
3. **Any and all matters appearing on the plan of record in Plat Book 1130, page 89, said Register's Office.**

This is IMPROVED property commonly known as **2707 Hartford Drive, Nashville, TN 37210.**

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $164,500.00.

Affiant

Subscribed and sworn to before me this 10th day of November 2017.

Notary public:
My commission expires: _____

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, their heirs and assigns, forever.

And Grantor does covenant with the said Grantees that the Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantor does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 10th day of November, 2017.

DAVID EARL JAY

[STATE OF TENNESSEE]
[COUNTY OF WILLIAMSON]

Personally, appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **DAVID EARL JAY** whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged HE executed the within instrument.

WITNESS my hand and official seal at Nolensville, Tennessee, this 10 day of November 2017.

Notary Public
My Commission Expires: 11/21/2018