Bill Garrett Davidson County
Batch# 39506 DEEDWARR
12/19/2017 02:13:30 PM 2 pgs
Fees: $13.00 Taxes: $407.00
20171219-0129280

WARRANTY DEED

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$110,000.00.**

Affiant

Subscribed and sworn to before me this 15th day of December, 2017.

Notary Public
My Commission Expires: 7/8/19
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
The 886 Reeves Road Trust	SAME	148-16-0-004.00
P.O. Box 160772		
Nashville, TN 37216	,	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Charles C. Jones**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Andy Maloney, as Trustee for The 886 Reeves Road Trust**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 51 on the plan of Lori Heights, of record in Book 3106, page 123, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to James B. Williams and wife, Helen E. Williams, by deed from David M. Mingle, on March 30, 1979, of record in Book 5416, page 325, Register's Office for Davidson County, Tennessee. And further conveyed to Helen E. Williams by Quitclaim Deed from James B. Williams on November 29, 1979 of record in Book 5537, page 62, said Register's Office. Helen E. Williams having since remarried and now known as Helen E. Jones. Helen E. Jones having died intestate on February 8, 2009 leaving as her only heirs-at-law, Charles C. Jones (husband), Troy D. Williams and Tina E. Williams (children). Affidavit of Heirship of record in Instrument Number 20171129-0121657, said Register's Office. And further conveyed to Charles C. Jones by Quitclaim Deed from Troy D. Williams and Tina E. Williams on December 7, 2017 of record in Instrument Number 20171213-0126808, said Register's Office.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

Subject to all matters as shown on the Plan of record in Book 3106, page 123, Register's Office Davidson County, Tennessee.

Easement of record in Instrument Number 20140114-0003779, Register's Office for Davidson County, Tennessee.

This is improved property known as: **886 Reeves Road, Antioch, TN 37013**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this December 15, 2017.

Charles C. Jones

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Charles C. Jones** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this December 15, 2017

My commission expires 7/8/19

Notary Public

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Julie Coone, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

JULIE COONE
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY, TENN.

My commission expires: 5-3-2021