Bill Garrett Davidson County
Batch# 49991 DEEDWARR
01/22/2018 11:32:30 AM 2 pgs
Fees: $13.00 Taxes: $684.50
20180122-0006361

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $185,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 29 day of December, 2017.

Notary Public

MY COMMISSION EXPIRES: 10/9/19
(AFFIX SEAL)

JULIA A. HIRT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES 10-9-2019

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Mt. Juliet, 541 N Mt. Juliet Rd, Ste. 2202, Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Home Design Inc.	Home Design Inc.	072 11 0 486.00
(NAME)	(NAME)	
1574 Coconut Ridge Road	1574 Coconut Ridge Rd.	
(ADDRESS)	(ADDRESS)	
Smithville TN 37166	Smithville TN 37166	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of One Hundred Eighty-Five Thousand And No/100 Dollars ($185,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Phillip Lee Jones**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Home Design Inc., a Tennessee Corporation**, 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:

Located in the 11th Civil District of said County. Being Lot No. 159 on the subdivision of the Waters Place on Maxey Lane, as of record in Book No. 332, pages 136 and 137, Register's Office for said County.

Said Lot No. 159 fronts 60 feet on the southerly side of Lakota Avenue and runs back between parallel lines, with the westerly margin of Martha Street, 150 feet to an alley.

Being the same property conveyed to J.E Jones by Warranty Deed from Charles C. Hawkins, a widower dated October 1, 1981 and recorded February 25, 1982 in Book 5855, Page 408, in said Register's Office for Davidson County, Tennessee.

Further, being a portion of the same property conveyed to Phillip Lee Jones, unmarried by Quitclaim Deed from Cecil Ann Jones dated September 18, 2001 and recorded September 19, 2001 as Instrument No. 200109190101593, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

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unimproved ☐

This is improved ☒ property, known as 2108 Martha Avenue, Nashville, TN 37216

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, has 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 our hands this 29 day of December 2017

Phillip Lee Jones

Phillip Lee Jones

STATE OF TENNESSEE

COUNTY OF Wilson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Phillip Lee Jones, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 29th of December, 2017.

Julia A Hirt

Notary Public

My Commission Expires: 10/9/19

(SEAL)

JULIA A HIRT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES 10-9-2019

True Copy Certification

I, Penny Y. Ray, 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.

Penny Y. Ray
Signature

State of Tennessee

County of Williamson

Personally appeared before me, Patricia Haggard a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires 3/6/19
Notary Seal (If on paper)

PATRICIA HAGGARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

File Number: FND-178065FC