Box 14

NEW PROPERTY OWNER IS:
DAVID LING
913 APPLE VALLEY ROAD
MADISON, TN 37115

SEND TAX BILLS TO:

New Owner

MAP 33, GROUP 15, PARCEL 34.00

THIS INSTRUMENT PREPARED BY:
KELLY & SMITH LAW OFFICES
121 PUBLIC SQUARE
GALLATIN, TN 37066

Bill Garrett Davidson County
Batch# 50648 DEEDWARR
01/24/2018 08:44:20 AM 3 pgs
Fees: $18.00 Taxes: $573.50
20180124-0007131

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **ONE HUNDRED FIFTY-FIVE THOUSAND AND NO/100 ($155,000.00) DOLLARS**, cash in hand paid, the receipt of which is hereby acknowledged, **WE, ALDEN R. JONES AND DELORES BLOODWORTH,** have this day bargained and sold and by these presents do hereby transfer and convey to **DAVID LING, UNMARRIED MAN,** his heirs and assigns, the following described lot or parcel of land situated in Davidson County, Tennessee, and more particularly described as follows:

BEING Lot No. 177 on the Map of Primrose Acres, Subdivision, Section 2, as of record in Book 2900, Page 44, Register's Office for Davidson County, Tennessee.

Said Lot No. 177 fronts 100.00 feet on the north margin of Apple Valley Road and extends back 353.6 feet on the west line and 358.8 feet on the east line, to a dead line, measuring 134.0 feet thereon.

BEING the same property conveyed to Jesse A. Jones and wife, Flora L. Jones by deed from Valley Construction Company, a Tennessee corporation, dated June 6, 1960 and of record in Book 3074, Page 457 in the Register's Office for Davidson County, Tennessee. The said Jesse A. Jones died December 15, 2005 leaving Flora L. Jones as sole owner of said property. The said Flora L. Jones died testate on August 3, 2017 and per her Last Will and Testament of record in the Davidson County, Tennessee, Seventh Circuit/ Probate Division, Docket Number: 2017-PR-1516, she devised her real property to her children, Alden R. Jones and Delores Bloodworth, in equal shares.

TO HAVE AND TO HOLD the above described lot or parcel of land, together with all the improvements thereon and the appurtenances thereunto belonging unto the said GRANTEE, his heirs and assigns, in fee simple forever.

WE COVENANT with the said GRANTEE, that we are lawfully seized and possessed of said tract or parcel of land, that we have the right to convey same and that the same is unencumbered except for 2018 real estate taxes, applicable building and zoning regulations and all visible easements.

WE FURTHER COVENANT with the said GRANTEE and bind ourselves, our heirs and legal representatives, to warrant and forever defend the title to said tract or parcel of land unto the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this the 22 day of January, 2018.

Alden Ricky Jones
ALDEN R. JONES

Delores Bloodworth
DELORES BLOODWORTH

STATE OF TENNESSEE

COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **ALDEN R. JONES AND DELORES BLOODWORTH,** 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 on this the 22 day of January, 2018.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 4-21-20

OATH

VICKI GRANTHAM STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 04-21-2020

STATE OF TENNESSEE

COUNTY OF DAVIDSON

I, or We, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is **$155,000.00** which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

AFFIANT

SUBSCRIBED and sworn to before me, this the 22 day of January, 2018.

JEFFREY LEE BROTHERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC

MY COMMISSION EXPIRES: 9/7/20