Bill Garrett Davidson County
Batch# 66525 DEEDWARR
03/08/2018 10:43:55 AM 2 pgs
Fees: $13.00 Taxes: $939.80
20180308-0021883

This instrument prepared by ~~& return to:~~
Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 0-VRES 18-3205

Providence Title, LLC
25 Century Blvd, Suite 402
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 2nd day of March, 2018, by and between Christopher L Jones, unmarried, party of the first part, and Joshua Lee House, a single man, party of the second part.

WITNESS: That for and in consideration of and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

BEING Lot 57, on the Plan of Bayview Estates, Phase Six, a Planned Unit Development of record in Instrument No. 20020102-0000486, Register's Office of Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate legal description.

Being all or part of the same property conveyed to Christopher L. Jones by virtue of that certain Warranty Deed dated November 9, 2012, and being of record at Instrument No. 20121113-0104559 and Quit Claim Deed(s) dated March 5, 2013 at Instrument No. 20130319-0027001, 20130319-0027002 and 20130319-0027003 in the Register's Office of Davidson County, 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 GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) 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, except for year 2018 Davidson County real property taxes, being a lien not yet due and payable and restrictions of record at Instrument No 20020102-0000486 in said Register's Office, Tennessee; and I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Christopher L Jones

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Christopher L Jones , with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 2nd day of March, 2018.

Notary Public

My Commission Expires: 7-5-2021

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Property Owner & Address: Joshua Lee House
3205 Demetros Ct
Nashville, TN 37217

Tax Parcel No 136050A10000CO

Property Address: 3205 Demetros Ct.
Nashville, TN 37217

MAIL TAX
BILLS TO: new owner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $254,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Brian Mitchell
AFFIANT

SUBSCRIBED AND SWORN TO before me this 2nd day of March, 2018.

Dana Delworth
Notary Public

My Commission Expires: 1/6/20

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2020