Bill Garrett Davidson County
Batch# 75517 DEEDWARR
04/02/2018 02:27:30 PM 3 pgs
Fees: $18.00 Taxes: $488.40
20180402-0030518

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way
Suite 202
Brentwood, Tennessee 37027
File No.: TN1810184

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $132,000.00.

Hanna O'Neel
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of March, 2018.

NOTARY PUBLIC

My commission expires: 6-20-2021

BRYANT L. GRANTHAM STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Aaron B. Williamson and Linda J. Williamson 368 Oakview Drive Nashville, TN 37207	Loan Depot 26642 TowneCentre Drive Foothill Ranch, CA 92610	050-16-0-015.00

FOR AND IN CONSIDERATION of the sum of One Hundred Thirty Two Thousand and 00/100 Dollars ($132,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **FAYE NELL JONES, AN UNMARRIED WOMAN**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **AARON B. WILLIAMSON AND LINDA J. WILLIAMSON, HUSBAND AND WIFE**, hereinafter called the Grantee(s), his heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being part of Lot No. 5 on the Plan of Skyview Subdivision, as of record in Book 2331, page 54 and 55, Register's Office for said County.

Beginning at a point in the southerly margin of Oakview Drive, said point being the common northerly corner of Lots 5 and 6, thence with the common line between said lots southerly 252.6 feet to a point; thence North 78 degrees 30 minutes East, 39 feet to a point, thence North 52 degrees 45 minutes East, 120 feet to a point on the common line between lots 4 and 5; thence with said common line, northerly 169.2 feet to a point in the southerly margin of Oakview Drive, thence with the margin of said Oakview Drive, westerly 136.2 feet.

Being the same property conveyed to Faye Nell Jones, by Warranty Deed from Randall Ray Haley and wife, Kathy M. Haley, dated 3/30/1988, recorded 3/31/1988, of record in Book 7504, page 870, in the Register's Office for Davidson County, Tennessee.

The address of the herein described property is believed to be 368 Oakview Drive, Nashville, TN 37207, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), his heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that she is lawfully seized and possessed of said real estate; that she have a good right to convey the same; and that it is unencumbered except by lien of the 2018 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenants and binds herself, her heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), his heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 29th day of March, 2018.

Faye Nell Jones

FAYE NELL JONES

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Faye Nell Jones, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 29th day of March, 2018.

Notary Public

Bryant L Grantham

Printed Notary Name

My commission expires: 6-20-2021

BRYANT L. GRANTHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON 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.

Julie Coone
Notary's Signature

My commission expires: 5-3-2021

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