WARRANTY DEED

Bill Garrett Davidson County
Batch# 86748 DEEDWARR
05/01/2018 09:46:47 AM 2 pgs
Fees: $13.00 Taxes: $1,572.50

20180501-0040894

CECILIA KENDALL STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $425,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 30th DAY OF April, 2018.

Notary Public

MY COMMISSION EXPIRES: 4/9/19
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert Eric Jones and Sheila McMorrow Jones	Robert and Sheila Jones Same	
(NAME) 2105 Natchez Trace	(NAME) P.O. Box 121731	104-11-213.00
(ADDRESS) Nashville, TN 37212	(ADDRESS) Nashville, TN 37212	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **CAROL A. PREWITT, MARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ROBERT ERIC JONES AND SHEILA MCMORROW JONES, HUSBAND AND WIFE,** 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:

Land in Davidson County, Tennessee, being Lot No. 3 and the South 11.8 feet of Lot No. 2, Block 7, on the map of Fairfax Place, of record in Book 547, Page 137, and Page 138, Register's Office for said county.

Said lot and part of said lot adjoin and front together 81.8 feet on the Westerly side of Natchez Trace (formerly known as 28th Avenue South), and run back between parallel lines, 175 feet to a dead line.

Being part of the same property conveyed by Quitclaim Deed from Clyde L. Williams to Carol A. Prewitt, as recorded on the 26th day of July, 2010 in Instrument No. 20100726-0058398; part of Quit Claim Deed from Enoch J. Goodrich and wife, Pattye H. Goodrich to Clyde Williams, as recorded on the 3rd day of May, 1985 in Deed Book 6548, Page 501; part of Quitclaim Deed from W.G. Traber, Trustee to Enoch J. Goodrich and wife, Pattye H. Goodrich, as recorded on the 6th day of October, 1982 in Deed Book 5946, Page 705 and Warranty Deed from Jessie E. Dickins (a widow) to Enoch J. Goodrich and wife, Ann K. Goodrich, as recorded on the 5th day of May, 1955 in Deed Book 2398, Page 26, in the Register's Office of Davidson County, Tennessee.

This was never the principal place of residence for the Grantor.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 2105 Natchez Trace, Nashville, TN 37212
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, have 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 my hand this 30 day of April, 2018

Carol A. Prewitt

CAROL A. PREWITT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Carol A. Prewitt, the bargainor, 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 official seal at Nashville, Tennessee this 30 day of April, 2018.

Commission expires:

Notary Public