WARRANTY DEED	STATE OF TENNESSEE COUNTY OF WILLIAMSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $249,900.00. Elizabet Villanueva Affiant Subscribed and sworn to before me on April 27, 2018. NOTARY PUBLIC My Commission Expires: My Commission Expires March 3, 2019
File #2018-131 ROBERT ASHWORTH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY	

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
ASHWORTH LAW FIRM, PLLC
Robert C. Ashworth, Attorney at Law
237 2nd Avenue South
Franklin, TN 37064

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #:
Febe Villanueva Duran Guevara, Elizabet Villanueva, and Rosa A. Vasquez Cabrera 1917 Dahlia Drive Nashville, TN 37210	New Owner Bill Garrett Davidson County Batch# 86762 DEEDWARR 05/01/2018 09:56:50 AM 2 pgs Fees: $13.00 Taxes: $924.63 20180501-0040910	094-08-0-038.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **GROVER JONES AND ROWENA JONES, HUSBAND AND WIFE**, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto **FEBE VILLANUEVA DURAN GUEVARA, A MARRIED WOMAN, ELIZABET VILLANUEVA, A MARRIED WOMAN, AND ROSA A. VASQUEZ CABRERA, A MARRIED WOMAN**, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

A certain tract or parcel located in Davidson County, Tennessee, described as follows to-wit:

Land in the 3rd Civil District of Davidson County, Tennessee, and being more particularly described according to a copy of a survey thereof by Norris H. Hickerson, Engineer, dated October 16, 1954, as follows:

Beginning at an iron pin at a turn in Pumping Station Road, in the easterly line of the W. B. Hewley property; thence with said road, South 86 deg. east 103.5 feet to an iron pin; thence leaving said road, south 0 deg. 38 min. east 531.7 feet to a stake in L. A. Shelton's northerly line, and being 115 feet westerly from a Hackberry tree; thence with Shelton's northerly line south 87 deg. 30 min. west 180.5 feet to an iron pin; thence north 0 deg. 38 min. west 482.3 feet to an iron pin in a fence line, thence easterly 68.8 feet to an old planted stone, the southeast corner of the Hewley property; thence with Hewley's easterly line, north 9 deg. east 68 feet to the beginning.

Being the same property conveyed to GROVER JONES AND ROWENA JONES, HUSBAND AND WIFE, by deed from VICKY C. MATHISON, of record in Book 11072, page 852, dated August 5, 1998, said Register's Office.

The conveyance of the above-described parcel of land is subject to the following:

1. The current year's property taxes have been prorated and paid or are assumed by Grantees; Subsequent taxes are assumed by the Grantees, including rollback taxes, if any.
2. Easements, setback lines, and all other matters as set forth on the above plan of record.
3. Any zoning, easements, covenants, conditions, restrictions, and other matters of record as may affect the premises.

This is Improved property known as 1917 Dahlia Drive, Nashville, TN 37210.

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 GRANTORS do covenant with the said GRANTEES that they 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 GRANTORS do further covenant and bind themselves, their 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 on April 27, 2018.

Grantor:

Grover Jones

Grantor:

Rowena Jones

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, **GROVER JONES AND ROWENA JONES**, the within named bargainor, 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, at office, this 27th day of April, 2018.

Notary Public

My commission expires: My Commission Expires March 3, 2019

ROBERT ASHWORTH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY