BOX 10-A

WARRANTY DEED

Bill Garrett Davidson County
Batch# 87386 **DEEDWARR**
05/02/2018 10:01:21 AM 2 pgs
Fees: $13.00 Taxes: $1,535.13

20180502-0041535

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $474,900.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES:

(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	Carol A. Prewitt	
(NAME) 2107 Natchez Trace	(NAME) 1504 Candlelit Cove	104-11-214.00
(ADDRESS) Nashville, TN 37212	(ADDRESS) Mt. Juliet, TN 37122	
(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. 4 of Block 7 on the plan of Fairfax Place, as of record in Book 547, Page 137 and 138, Register's Office for Davidson County.

Said Lot No. 4 fronts 70 feet on the Westerly side of Natchez Trace (formerly known as 28th Avenue South) and runs back 175 feet to a dead line, measuring 61.5 feet thereon.

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 Luther J. Read and wife, Louise Read to Enoch J. Goodrich and wife, Ann K. Goodrich, as recorded on the 14th day of August, 1953 in Deed Book 2156, Page 485, 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.

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

unimproved _
This is improved x property, known as 2107 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, 2015

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, 2015.

Commission expires:

Notary Public