Bill Garrett Davidson County
Batch# 105763 DEEDWARR
06/18/2018 10:58:29 AM 2 pgs
Fees: $13.00 Taxes: $1,591.00
20180618-0058245

This Instrument Prepared by and Return to:
**Bell & Alexander Title Services, Inc.**
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

JASON R. JONES STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF Rutherford

The actual consideration or value, whichever is greater is $430,000.00.

Affiant

Subscribed and sworn before me this the 15th day of June, 2018.

Notary Public
My commission expires: 12/1/2020

# WARRANTY DEED

| Address of New Owner: | Send Tax Bill to: | Tax Information: |
|---|---|---|
| John Parker Van Der Hyde, John F. Van Der Hyde and Sarah F. Van Der Hyde<br>1711 Marsden Avenue<br>Nashville, TN 37216 | New Owner | 72 12 071.00 |

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, HEATHER N. JONES, AN UNMARRIED WOMAN, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to JOHN PARKER VAN DER HYDE, A SINGLE MAN AND JOHN F. VAN DER HYDE AND SARAH F. VAN DER HYDE, HUSBAND AND WIFE, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being the easterly 42 feet 6 inches of Lot No. 149 and the westerly 19 feet of Lot No. 150 on the Plan of Riverside Drive Subdivision of record in Plat Book 974, Page(s) 60 and 61, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Heather N. Jones, an unmarried woman, by deed from Mid TN Partners, LLC, a Tennessee limited liability company, dated 02/10/2016, of record in Instrument No. 20160210-0012834, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 1711 Marsden Avenue, Nashville, TN 37216.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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.

HJ

Witness my hand this the 15th day of June, 2018.

Heather N. Jones

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned. a Notary Public in and for said county and state, Heather N. Jones, with whom I am personally acquainted. or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 15th day of June, 2018.

My commission expires:

9-10-2018

Notary Public

