WARRANTY DEED

Bill Garrett Davidson County
Batch# 114664 DEEDWARR
07/11/2018 09:58:57 AM 2 pgs
Fees: $13.00 Taxes: $950.90

20180711-0066854

STATE OF Tennessee

COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $257,000.00

Teresa Faye Jones
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th day of July, 2018.

Notary Public

MY COMMISSION EXPIRES: 7/8/19

(AFFIX SEAL)

BENNETT III NOTARY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JULY 8, 2019

THIS INSTRUMENT WAS PREPARED BY
Bennett & Pressley, P.C., Lawyer's Escrow Service, Inc. -Mt. Juliet, 2055 N. Mt. Juliet Road, Suite 202, Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Teresa Faye Jones	Same	073-10-0-015.00
(NAME)	(NAME)	
220 West Whitby Rd		
(ADDRESS)	(ADDRESS)	
Cool Ridge, WV 25825		
(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, **Jesse Emmett Dozier III**, unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Teresa Faye Jones and David Jones**, wife and husband, 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:

Being Lot No. 71 on the plan of Moss Rose Estates, of record in Plat Book 4860, page 112, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Jesse Emmett Dozier, III, unmarried, by deed from Mason B. Waters and wife, Jodie L. Waters, of record in Instrument No. 20040618-0072680, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

unimproved ☐

This is improved ☑ property, known as 3728 Moss Rose Dr., Nashville, TN 37216
(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 our hands this 6th day of July, 2018.

Jesse Emmett Dozier III

State of Tennessee

County of Wilson

Before me, the undersigned, a notary public of the state and county aforesaid, personally appeared Jesse Emmett Dozier, III, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that **he** executed the within instrument as his free act and deed for the purposes therein contained.

WITNESS my hand and seal this 6th day of July, 2018.

Notary Public ~~S. Nixon Preesley~~
My Commission Expires: 7/8/19

ERNEST D. BENNETT, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 8, 2019