Bill Garrett Davidson County
Batch# 123387 DEEDWARR
08/01/2018 11:50:30 AM 3 pgs
Fees: $18.00 Taxes: $166.50
20180801-0075129

Prepared By & Return To:
Tennessee Title Services, LLC
101 Springhouse Court
S-202
Hendersonville, TN 37075
Sumner
HV18-0790

STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $45,000.00

Affiant

KIM GILLESPIE STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME THIS July 31, 2018

Notary Public
Commission Expires: 9-22-20

Address of New Owner	Send Tax Bills To:	Map & Parcel
Chris Haynes 2026 S Mount Juliet Road Mount Juliet, TN 37122	NEW OWNER	060-16-0-183.00

WARRANTY DEED

FOR AND IN 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, I/WE,

Wilburn B. Jones, Sr., married

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Chris Haynes, married

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 the northwesterly "Part of Lot No. 1" on the Plan of Joywood Heights, Section No. 3, not of record, described according to a survey made by W. W. Turner Company, Engineers, March 14, 1947, as follows:

BEGINNING on the easterly margin of Jones Avenue at a point 106 feet north of the northwest corner of the Plan of Joywood Heights, Section No. 2-A, as of record in Book 1424, Page 20, Register's Office for said County; thence with said Avenue northerly 64 feet to the corner of lots Nos. 1 and 2; thence with the line between said two lots south 81 degrees 30 minutes east, 278 feet; thence south 1 degree 27 minutes east 65.4 feet to a point; thence north 79 degrees 43 minutes west 133 feet, more or less, and continuing on north 83 degrees 00' west 155 feet to the point of beginning.

BEING the same property conveyed to Wilburn B. Jones, Sr. by Quitclaim Deed from Spouse to Spouse from Judith Jones, dated 4/11/17 and recorded 4/20/17 in Instrument Number 20170420-0038989; and the same property previously conveyed to Wilburn B. Jones and wife, Judith Jones by Warranty Deed from Gladys Oleene Stockmeyer, dated

2/10/69 and recorded 2/12/69 in Book 4309, Page 893, Register's Office for Davidson County, Tennessee.

Subject property is not the principal residence of the grantor, nor the grantor's spouse.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 2715 Jones Avenue, Nashville, TN 37207

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the July 31, 2018.

Wilburn B. Jones Sr.
Wilburn B. Jones, Sr.

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Wilburn B. Jones, Sr.,** 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 and official seal at Hendersonville, Tennessee this 31st day of July, 2018.

Kim Gillespie
Notary Public
My Commission Expires: 9-22-20

KIM GILLESPIE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

(Notary Seal)

True Copy Certification

I, Brenda Huntsman, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Brenda Huntsman

Signature

State of Tennessee

County of Macon

Personally appeared before me, Kayla Anderson, a notary public for this county and state, Brenda Huntsman, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Kayla R. Anderson

Notary's signature

KAYLA R. ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
MACON COUNTY

My Commission Expires: 11-20-18