Karen Johnson Davidson County
Batch# 191984 DEEDWARR
02/05/2019 11:23:38 AM 2 pgs
Fees: $13.00 Taxes: $2,960.00
20190205-0010977

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #19-1049

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Wayne A. Jones, Jr., unmarried and Misty S. Jones, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Maxine Wood and Scott Wood, wife and husband,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being described as Tracts No. 3 & 4 on a survey prepared by Steven D. Delle, Registered Land Surveyor No. 1710, dated April 8, 2003, described as follows:

TRACT 3: Commencing at an iron rod situated in the southerly margin of Old Hickory Boulevard, said point also being the northeast corner Lot 1, Jessie James Creek Estates Section 1 of record in Plat Book 8250, Page 527, Register's Office for Davidson County, Tennessee: thence, along said road, along a curve to the left, having a central angle of 01 degrees 05' 51", a radius of 3,915.76 feet, a tangent of 37.50 feet, a length of 75.00 feet and having a chord which bears N 72 degrees 56' 51" E, a distance of 75.00 feet to an iron rod, said point being the point of beginning of the herein described tract of land; thence, along said road, along a curve to the left, having a central angle of 01 degrees 05' 52", a radius of 3,915.76 feet, a tangent of 37.51 feet, a length of 75.02 feet and having a chord which bears N 71 degrees 51' 00" E, a distance of 75.02 feet to an iron rod; thence leaving said road, S 19 degrees 01' 54" E, a distance of 1,261.34 feet to an iron rod; thence, S 54 degrees 27' 58" W, a distance of 534.32 feet to an iron rod; thence, N 01 degrees 51' 00" W, a distance of 1,480.33 feet to the point beginning and containing 376,386.738 square feet or 8.641 acres of land more or less.

TRACT 4: Commencing at an iron rod situated in the southerly margin of Old Hickory Boulevard, said point also being the northeast corner of Lot 1, Jessie James Creek Estates Section I or record in Plat Book 8250, Page 527, Register's Office for Davidson County, Tennessee; thence, along said road, along a curve to the left, having a central angle of 02 degrees 11' 43", a radius of 3,915.76 feet, a tangent of 75.02 feet, a length of 150.02 feet and having a chord which bears N 72 degrees 23' 55" E, a distance of 150.02 feet to an iron rod, said point being the point of beginning of the herein described tract of land; thence along said road, along a curve to the left, having a central angle of 01 degrees 05' 55", a radius of 3,915.76 feet, a tangent of 37.54 feet, a length of 75.07 feet and having a chord which bears N 70 degrees 45' 06" E, a distance 75.07 feet to an iron rod; thence, leaving said road, S 40 degrees 38' 08" E, a distance of 1,193.06 feet to an iron rod; thence, S 54 degrees 27' 58" W, a distance of 536.43 feet to an iron rod; thence N 19 degrees 01' 54" W, a distance of 1,261.34 feet to the point of beginning and containing 366,068.868 square feet or 8.404 acres of land more or less.

BEING a portion of the same property conveyed to Wayne A. Jones, Jr. and wife, Misty S. Jones by Deed from Sammy P. Kershaw and Kimberly D. Kershaw dated October 30, 2003 of record in Instrument Number 20031103-0160963, Register's Office for Davidson County, Tennessee. Wayne A. Jones, Jr and Misty S. Jones are now divorced by Decree of Divorce filed in Circuit Court for Sumner County, Tennessee Docket 83CC1-2018-CV-470.

INCLUDED in the above described property but expressly EXCLUDED from this conveyance is the following tract of land which was conveyed to Kevin Covington by Deed from Wayne A. Jones, Jr. and Misty S. Jones of record in Instrument Number 20041016-0124374, Register's Office for Davidson County, Tennessee: Commencing at an iron rod situated in the westerly margin of Meghana Drive, said point also being the northeast corner of the Kevin Covington property of record in Instrument Number 20040604-65790, in the Register's Office for Davidson County, Tennessee described as follows:
Thence, leaving said road, S 54 degrees 27' 58" W, a distance of 35.14 feet to the point of beginning, of the herein described tract of land; Thence, S 54 degrees 27' 58" W, a distance of 270.70 feet to an iron rod; Thence, N 00 degrees 39' 23" W, a distance of 156.41 feet to an iron rod, Thence, N 89 degrees 45' 39" W a distance of 222.08 feet to the point of beginning and containing 17,366.994 square feet or 0.399 acres of land more or less.

The Grantor conveys to the Grantee and assigns all of the Grantor's rights to all Ingress, Egress, and Driveway Easements.
The Grantor, Wayne A. Jones, and Bradley Tyler Jones, retain the rights to hunt on the premises, said rights to run with the land.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 134 Meghana Drive, Whites Creek, TN 37189.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 1st day of February, 2019.

Wayne A. Jones, Jr.

Misty S. Jones

State of Tennessee)
County of Davidson)

On this 1st day of February, 2019, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Wayne A. Jones, Jr. and Misty S. Jones, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

ANGELA K. POSTON-WILLIAMSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAR. 8, 2022

My Commission Expires: 3/8/22

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 800,000.00.**

Affiant

Sworn and subscribed before me on this the 1st day of February, 2019.

Notary Public

ANGELA K. POSTON-WILLIAMSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAR. 8, 2022

My Commission Expires: 3/8/22

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
Maxine Wood 134 Meghana Drive Whites Creek, TN 37189	NEW Owner	041 00 0 182.00