WARRANTY DEED

Karen Johnson Davidson County
Batch# 261608 DEEDWARR
07/24/2019 01:57:29 PM 2 pgs
Fees: $13.00 Taxes: $662.30

20190724-0072699

STATE OF
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $179,000.00

Kevin Rogers
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 24th DAY OF JUNE, 2019.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

LISA R. HAILEY NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Alma Ervin and John Raymond Ervin Jr, Wife and Husband	New Owner	
(NAME)	(NAME)	06002021100
3021 Carterwood Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(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, I, **Annetta Jones, unmarried** , HEREINAFTER CALLED THE GRANTOR(S), HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Alma Ervin and John Raymond Ervin Jr, Wife and Husband,** HEREINAFTER CALLED THE GRANTEE, 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. 198 on the Plan of Parkwood Estates, Section One, of record in Plat Book 2900, Page(s) 119 and 120, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

FOR INFORMATION PURPOSES ONLY: 3021 Carterwood Drive, Nashville, TN 37207

Being the same property conveyed to Richard L. Jones and wife, Annetta Jones by Warranty Deed from Brian Jack Sweetman and wife, Carolyn J. Sweetman, of record in Book 5345, Page 408, Register's Office for Davidson County, Tennessee, dated September 27, 1978 and recorded on October 03, 1978.

Said Richard L. Jones having since died leaving Annetta Jones as surviving tenant by the entirety.

This conveyance is subject to all easements, restrictive covenants and conditions including those located at Plat Book 2900, Pages 119 and 120; and Book 3136, Page 52, and all other matters of record, including all items set out on any applicable plat of record.

This is unimproved _ improved x property, known as 3021 Carterwood Dr. Nashville, TN 37207
(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 24 day of June, 2019.

Annetta Jones by Shelia Yvonne Fuller Attorney in Fact
Annetta Jones, by Shelia Yvonne Fuller as Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 24 day of June 2019, before me personally appeared **Shelia Yvonne Fuller**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of **Annetta Jones**, pursuant to the Durable Power of Attorney of Annetta Evans Jones of record at Instrument Number 20190724-0072098 in the Register's Office of Davidson County, Tennessee, and who acknowledged that she executed the same as the free act and deed of **Annetta Jones.**

WITNESS my hand and official seal at office this 24 day of June, 2019.

Ashlee D Page
Notary Public
My Commission Expires: 11/8/22

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Shelia Yvonne Fuller, being first duly sworn, makes oath in accordance with T.C.A. Section 34-6-105(c), that he did not have at the time of the exercise of the powers of attorney actual knowledge of the termination of the power by revocation or of the death of **Annetta Jones**, the principal.

This 24 day of June, 2019.

Shelia Yvonne Fuller
Shelia Yvonne Fuller

Sworn to and subscribed before me by **Shelia Yvonne Fuller** this 24 day of June, 2019.

Ashlee D Page
Notary Public
My Commission Expires 11/8/22

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY