WARRANTY DEED

BLAKE REYNOLDS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $110,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF SEPTEMBER, 2019.

Notary Public

MY COMMISSION EXPIRES: 7-11-22

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Randall K. Word	NEW	05201008800
(NAME)	(NAME)	Karen Johnson Davidson County
300 Harrington Avenue	Owner	Batch# 289402 **DEEDWARR**
(ADDRESS)	(ADDRESS)	09/23/2019 09:16:48 AM 2 pgs
Madison, TN 37115		Fees: $13.00 Taxes: $407.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	20190923-0096167

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we Frances M. Jones, unmarried, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto Randall Keith Word, individually, hereinafter called the GRANTEE(S), his/her/their 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. 32, Block A, on the Map of Crittenden Estates, as of record in Book 974, Page 69, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Frank D. Jones and wife, Frances M. Jones by Deed from Raymond E. Creek, a single person, dated 08/04/1978, and Recorded 08/09/1978 of record in Deed Book 5323, Page 166, Register's Office for Davidson County, Tennessee.

The said Frank D. Jones died on N/A, leaving the said Frances M. Jones, the sole surviving tenant by the entirety.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 300 Harrington Avenue, Madison, TN 37115
(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 GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 12th day of September, 2019.

Frances M. Jones by Paceda Petrone Attorney in Fact
Frances M. Jones

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Paceda Petrone, wiith whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who proved herself to be the attorney in fact of Frances M. Jones and who being authorized to do so acknowledged she executed the foregoing instrument for the purposes therein contained. Power of Attorney was recorded August 8, 2019 of record in Instrument No. 20190829-0087108, Register's Office for Davidson County, Tennessee.

Witness my hand and Official seal this 12th day of September, 2019.

Notary Public:
My Commission Expires: 7-11-22

BLAKE REYNOLDS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
5107 Maryland Way
Brentwood, TN 37027