WARRANTY DEED

VJ20010003

Record and return to:
Victory Title & Escrow, LLC
695 President Pl., Ste. 203
Smyrna, TN 37167

Karen Johnson Davidson County
Batch# 348539 **DEEDWARR**
01/27/2020 08:46:31 AM 2 pgs
Fees: $13.00 Taxes: $721.50

20200127-0009198

STATE OF TENNESSEE,
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $195,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24TH DAY OF JANUARY, 2020.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

GAIL C. VINCENT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 01-18-2022

THIS INSTRUMENT WAS PREPARED BY
Hillary Smith, McMichael & Gray, P.C., 424 Church Street, Suite 2000, Nashville, TN 37219

File No.: TN-NAS-200003-PUR

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
VW 4 Life, LLC	SAME AS NEW OWNER	119-14-0-326.00
(NAME)	(NAME)	
211 Morton Ave.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **I, ALDON C. JONES, A WIDOWER,** HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **VW 4 LIFE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** 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 parts of Lots Nos. 87, 88, 89, 90, 91 and 92 on the Plan of Airdrie Subdivision "C", as of record in Book 547, page 160, Register's Office for said County, described according to a survey made by Hickerson-Miller, Engineers-Surveyors, August 26, 1958 as follows:

Beginning at the Southeast corner of Wingate Avenue and Morton Avenue; thence with the Easterly margin of Wingate Avenue South 3 degrees 24 minutes West 50 feet to an iron pin; thence South 87 degrees 07 minutes East 106.5 feet to an iron pin on the Southeasterly side of a paved ditch, a corner of the property conveyed to Don M. Brown and wife, by deed from C. Vance Hickerson and wife, of record in Book 2441, page 389, said Register's Office; thence with the Southeasterly line of said paved ditch and the Northwesterly line of said Brown property North 64 degrees 27 minutes East 157.7 feet to an iron pin, and North 54 degrees 45 minutes East 10.2 feet to an iron pin; thence North 87 degrees 07 minutes West 102.9 feet to the Easterly margin of Morton Avenue; thence with said Avenue South 3 degrees 24 minutes West 30 feet to an iron pin; thence with the Southerly margin of said Avenue North 87 degrees 07 minutes West 150 feet to the beginning.

Being the same property conveyed to Aldon C. Jones and wife, Mary K. Jones, by Warranty deed from Jack D. Norton and wife, Emily H. Norton of record in Book 4207, page 846, Register's Office for Davidson County, Tennessee, dated January 19, 1968 and recorded on January 29, 1968. The said Mary K. Jones died on May 29, 1993, leaving Aldon C. Jones as the surviving tenant by the entirety.

unimproved ☐
This is improved ☒ property, known as 3012 Wingate Ave, Nashville, TN 37211
(House No.) (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 24th day of January, 2020.

Aldon C Jones by Edward A. Jones P.O.A
Aldon C. Jones by Edward A. Jones, his attorney in fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 24 day of January, 2020, before me personally appeared Edward A. Jones, to me known to be the person (or proved to me on the basis of satisfactory evidence) described herein and who executed the foregoing instrument on behalf of Aldon C. Jones, purusant to a Durable General Power of Attorney, recorded herewith, and who acknowledged the exeuction of the same to be the free act and deed of Aldon C. Jones.

Witness my hand and official seal at Davidson County, Tennessee this 24 day of January, 2020.

Commission Expires: _____

Notary Public

HILLARY MONROE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires July 6, 2020