Karen Johnson Davidson County
Batch# 413899 DEEDWARR
06/12/2020 11:55:30 AM 3 pgs
Fees: $18.00 Taxes: $962.00
20200612-0060374

G#33221-2

WARRANTY DEED

JASON R. JONES
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

State of Tennessee
County of Williamson

The actual consideration or value, whichever is greater, for this transfer is **$260,000.00.**

Affiant

Subscribed and sworn to before me, this the 1st day of June, 2020.

Notary Public

My commission expires: 12/1/2020
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Garret C. Jones	**"New Owner"**	**072 11 0 068 00**
2907 Murray Circle		
Nashville, TN 37216		

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, I,

Ruby M. Roberts formerly known as Ruby May Hannah, unmarried

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Garret C. Jones, a single man

HEREINAFTER CALLED THE GRANTEE, HIS 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. 25 on the Map of Glenmeade Subdivision, as of record in Book 974, Page 32, Register's Office for Davidson County, Tennessee.

SAID Lot No. 25 fronts 50 feet on the westerly side of Murray Circle and runs back between parallel lines 150 feet to the easterly line of Lot No. 22.

BEING the same property conveyed to Ruby Mae Hannah, a widow, by Warranty Deed dated September 2, 1960, from Roy Beal and wife, Margaret Beal, of record in Book 3128, Page 501, Register's Office for Davidson County, Tennessee. The said Ruby Mae Hannah re-married and is now known as Ruby M. Roberts. Her husband, Willie W. Roberts, died August 24, 2001.

THIS instrument is being executed on behalf of Ruby M. Roberts, pursuant to a Durable Power of Attorney executed by her on the 20th day of November, 2017, of record in Instrument No. 20200511-0048633, Register's Office for Davidson County, Tennessee.

THE SAID RUBY M. ROBERTS BEING ONE AND THE SAME PERSON AS RUBY MAE HANNAH.

THE conveyance of the above described parcel of land is subject to the following:

1) All matters shown on the Plan of record in Book 974, Page 32, Register's Office for Davidson County, Tennessee; and,

2) Taxes for the current year which have been prorated and assumed by the Grantee herein and any subsequent years, not yet due and payable.

This is improved property, known as: **2907 Murray Circle, Nashville, TN 37216**.

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 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/our hand(s) this **1st** day of **June, 2020.**

Ruby M. Roberts by Stella H Simpson, Attorney-In-Fact

Ruby M. Roberts by Stella H. Simpson, Attorney-In-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State aforesaid, the within named **Stella H. Simpson,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Attorney-In-Fact for **Ruby M. Roberts,** and that she as such Attorney-In-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said **Ruby M. Roberts** for the purpose therein contained, by signing the name of **Ruby M. Roberts** by herself as Attorney-In-Fact.

Witness my hand and official seal at Nashville, Tennessee, this **1st** day of **June, 2020.**

Notary Public

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 1/17/21

Tennessee Certification of Electronic Document

I, Benjamin Seamon (Signer's Name), 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.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, W. Reid Solomon (Notary's Name), a notary public for this county and state, Benjamin Seamon (Signer's Name), who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL

W. REID SOLOMON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-04-2023

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).

SA0241

00569731