Karen Johnson Davidson County
Batch# 528631 DEEDWARR
12/10/2020 10:06:06 AM 3 pgs
Fees: $18.00 Taxes: $2,590.00
20201210-0144342

THIS INSTRUMENT PREPARED BY:
Mudter, Patterson & Cox PLLC
3811 Bedford Avenue
Suite 205
Nashville, Tennessee 37215

FTEC File No. 35927-11-2020

DAVID GANT
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is: $700,000.00.

Affiant

Subscribed and sworn to before me this 7th day of December, 2020.

Notary Public
My Commission Expires: MAR 6, 2024

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information: Map and Parcel No.:
Ginger Geldreich Jones Mark McKee Jones 1104 Stonewall Jackson Court Nashville, TN 37220	new owner	145 11 0 023.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, Eugene P. Forrester, II, an unmarried man ("Grantor") has this day bargained and sold, and does hereby transfer and convey to Ginger Geldreich Jones and Mark McKee Jones, wife and husband (collectively, "Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 1104 Stonewall Jackson Court, Nashville, Davidson County, Tennessee 37220.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their heirs and assigns, forever.

And Grantor covenants that he is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds himself, his heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 7th day of December, 2020.

GRANTOR:

Eugene P. Forrester, II

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Eugene P. Forrester, II, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 7th day of December, 2020.



Notary Public
My Commission Expires:

EXHIBIT "A"

The land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

Land in Davidson County, Tennessee, being Lot No. 17 on the Plan of Granny White Park, as of record in Book 3700, Page 72, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Eugene P. Forrester, II, by Warranty Deed from Bernard E. Wilson, III, and wife, Christine Joan Wilson, of record in Instrument No. 20050211-0016163, in the Register's Office of Davidson County, Tennessee, dated February 11, 2005 and recorded on February 11, 2005.

This conveyance is made subject to:

1. City, County, and State taxes for the year 2021 and subsequent years, a lien, not yet due and payable, which have been assumed by Grantee.
2. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Granny White Park, as recorded in Plat Book 3700, Page(s) 72.
3. Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 4025, Page 341.