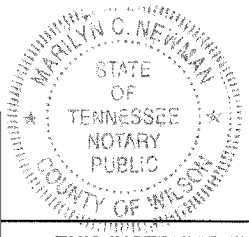
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $120,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF DECEMBER, 2020.

Notary Public

MY COMMISSION EXPIRES: 5-2-21

(AFFIX SEAL)

Karen Johnson Davidson County
Batch# 537456 DEEDWARR
12/18/2020 08:28:30 AM 3 pgs
Fees: $18.00 Taxes: $444.00
20201218-0149914

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
Julius M. Giles	NEW OWNER	11904009700
(NAME)	(NAME)	
711 Woodmere Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 **James E. Jones, an unmarried man,** hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Julius M. Giles, an unmarried man,** 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:

Legal Description – Lot 32 – Glencliff Estates, Section III

A certain parcel of land in Davidson County, Tennessee more particularly described as follows:

Unless stated otherwise, any monument referred to herein as an iron pin set is a 5/8" rebar 18" in length with plastic cap stamped "KCROWE#1979." All bearings and coordinates are based on geodetic north by G.P.S observations, dated 09-10-2020.

BEGINNING at an iron pin set on the south right of way of Woodmere Drive said pin lying 30' south of centerline and also being the northwest corner of the Ahmed Wahidi property as recorded in Instrument No. 20160512-0047645 and plat book 1424, page 1, Thence, leaving said right of way and with said Wahidi, South41°42'24"West, a distance of 375.91' to a concrete monument found.

Thence, with the north line of Joe & Besse Freeman as recorded in Instrument No. 20130424-0040715, North20°02'53"West, a distance of 138.44' to a concrete monument found.

Thence, with the east line of the Ashley & Nathan Frisbee property as recorded in Instrument No. 20200127-0009314, North45°43'21"East, a distance of 314.81' to an iron pin set on the south right of way of Woodmere Drive said pin lies 30' south of centerline and also being the point of curvature of a non-tangent curve, concave to the northeast, having a radius of 1438.90' a central angle of 03°58'55", and a chord of 99.98' bearing South46°12'11"East; thence Southeast along said curve and south right of way of Woodmere Drive, a distance of 100.00' to the POINT OF BEGINNING; said described tract containing 0.89 Acres, more or less. According to s survey performed under the direct supervision of Kevin David Crowe, RLS #1979 on 09-10-2020. The above described property being all of Lot 32 of the Glencliff Estates Subdvision as recorded in Plat book 1424, page 1. Being the same property conveyed to Stanley B. Wegren by Warranty Deed from Hudson and Driver Construction Company, Inc., a corporation, dated 02/27/1961, of record in Book 3183, Page 141, Register's Office for Davidson County, Tennessee.

The Said Stanley B. Wegren died and his Will is recorded in Will Book 114, Page 119,devising subject property to Bruce Edward Davis Clerk and Master's Office for the chancery court of Davidson County, Tennessee.

Being the same property conveyed to James E. Jones, not married by Quitclaim Deed from Bruce Edward Davis, not married, dated 05/30/2008 and recorded 01/13/2009, of record in Instrument 200901130003118, Register's Office for Davidson County, Tennessee.

Subject To (1) All matters shown on the plat of record in Plat Book 1424, Page 1, (2) Covenants, conditions, easements and restrictions recorded in Book 1361, Page 432, Book 4373, Page 786, in the Register's Office for Davidson County, Tennessee

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 ☒ 711 Woodmere Drive, Nashville, TN 37217

(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 14th day of December, 2020.

James E. Jones by Ann R. Jones-Williams, his attorney in fact

James E. Jones by Ann R. Jones-Williams, his attorney in fact

State of Tennessee
County of Wilson

On this 14th day of December 2020, before me, the undersigned Notary Public in and for the County and State aforementioned, personally appeared **Ann R. Jones-Williams**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she is the attorney-in-fact of **James E. Jones**, and is authorized by him, and does hereby acknowledge the execution of this instrument on his behalf, by virtue of an instrument of record in Book _____, Page _____, Register's Office of Davidson County, Tennessee. 202012180149913

Witness my hand and Official seal this 14th day of December, 2020.

Notary Public

5-17-21

My Commission Expires:

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

MARILYN C. NEWMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

CERTIFICATE OF AUTHENTICITY

I, Tracey Trumphour, do here 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.

Tracey Trumphour

Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary public in and for the aforesaid county and state, the within named Tracey Trumphour, who acknowledges that this certification or an electronic document is true and correct and whose signature I have witnessed.

Liz Davis

Notary Public

My Commission Expires: 5-17-21

LIZ DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY