THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF DAVIDSON
Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 540 Nashville, TN 37203 P21-31176	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 395,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF NOVEMBER, 2021. Notary Public MY COMMISSION EXPIRES: 6-7-24 (AFFIX SEAL)

JAMES A. WAECHTER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENNESSEE

Karen Johnson Davidson County
Batch# 750643 DEEDWARR
11/08/2021 10:38:07 AM 2 pgs
Fees: $13.00 Taxes: $1,461.50

20211108-0148771

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Barbara Lowery	New owner	MAP 147-10-0-
516 Bonerwood Drive		PARCEL 184.00
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Gary Wayne Jones and wife, Linda Diane Jones**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Barbara Lowery**

HEREINAFTER CALLED THE GRANTEE, HER 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. 37 on the Plan of Parkview Estates, Section 2, of record in Plat Book 3700, Page 87, in the Register's Office for said county.

Beginning at a point in the northerly margin of Bonerwood Drive, being the common corner of Lot Nos. 36 and 37 and extending northwardly along said common border 126.15 feet to a concrete monument being the common corner of Lot Nos. 36, 37 and 38; thence westwardly 75.75 feet along the common border of Lot Nos. 37 and 38 to a point in the easterly margin of Bornerwood Court; thence southwardly 141.75 feet along said easterly margin to a concrete monument at the beginning of a curve; thence southeastwardly 42.03 feet around said curve to a concrete monument in the northerly margin of Bonerwood Drive; thence eastwardly 118.59 feet along said northerly margin to a point of beginning.

Being the same property conveyed to Gary Wayne Jones and wife, Linda Diane Jones by Warranty deed from Timothy James McGuire and wife, Susan Self McGuire of record in Book 5556, page 724, Register's Office for Davidson County, Tennessee, dated January 09, 1980 and recorded on January 17, 1980.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is IMPROVED property known as **516 Bonerwood Drive, Nashville, TN 37211.**

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, her heirs and assigns forever; and we do covenant with the said GRANTEE 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, her 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 our hands this the 5th day of November, 2021.

Gary Wayne Jones

Gary Wayne Jones

Linda Diane Jones

Linda Diane Jones

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Gary Wayne Jones** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 5th day of November, 2021.

My Commission expires: 1-8-24

Notary Public

JAMES A. WAECHTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Linda Diane Jones** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 5th day of November, 2021.

My Commission expires: 1-8-24

Notary Public

JAMES A. WAECHTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE