WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $389,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF JANUARY, 2022.

Notary Public

MY COMMISSION EXPIRES:

ADAM H. JEFFERSON NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 05/05/2025 DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 793174 **DEEDWARR**
01/19/2022 11:44:15 AM 2 pgs
Fees: $13.00 Taxes: $1,442.63

20220119-0007318

Y-TCH-21-8050

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Benjamin Lewis DuBose	**New Owner**	
(NAME)	(NAME)	**009-152.00 AND 005-016.00**
8050 Jackman Rd.		
(ADDRESS)	(ADDRESS)	
Joelton, TN 37080		
(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 consideration, the receipt of which is hereby acknowledged, **ROBERT LEE JONES AND KATHY LOU JONES, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **BENJAMIN LEWIS DUBOSE, AN UNMARRIED MAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in the 4th Civil District of Davidson County, Tennessee, described in part according to a survey by Southern land Surveying Co., Inc., May 3, 1966 as follows:

Beginning at an iron pin on the Northerly margin of Jackson Road located South 63 degrees 30 minutes East 475 feet (erroneously referred to as 375 feet in a previous conveyance of record in Book 5289 page 849 Register's Office for said County) from a corner fronting on said road of the property conveyed to Bobby R. Lunn et ux, by deed from Herschel C. Goodman et ux of record in Book 4183 page 181 said Register's Office, said point also being the Southeasterly corner of the property conveyed to Fred M. Drolick et ux, by deed from Eddie E. Stanley et ux, of record in Book 5006 page 66 Register's Office for said County, Thence, with Drolick's Easterly property line, North 3 degrees 30 minutes East 1350 feet, more or less, to a point in the center of Sycamore Creek; thence with the center of Sycamore Creek, southeastwardly 160 feet, more or less, to a point at the Northwesterly corner of the property conveyed to Charles Dean Hudgens et ux, by deed from Howard Allen, et ux of record in Book 4508 page 364 said Register's Office; thence, with Hudgen's Westerly property line, South 3 degrees 30 minutes West 1350 feet to a point on the Northerly margin of Jackman Road; thence with said margin of Jackman Road North 59 degrees 60 minutes West 100 feet to the point of beginning and containing 3.07 acres, more or less.

Being the same property conveyed to Robert Lee Jones and Kethy Lou Jones by Special Warranty Deed from Deutsche Bank National Trust Company, as Trustee for Morgan Stanley Loan Trust 2006-HE2, by its authorized attorney in fact Wells Fargo Bank N.A. of record in Instrument No. 20080418-0039421 and as Corrected in Special Warranty Deed (Corporation) recorded on August 14, 2008 of record in Instrument Number 20080814-0083653 Register's Office for Davidson County, Tennessee, dated April 03, 2008 and recorded on April 18, 2008.

This conveyance is subject to:
- Taxes for the year 2022, a lien not yet due and payable.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **8050 Jackman Rd., Joelton, Tennessee 37080**.

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), their heirs and 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), 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 the 7th DAY OF JANUARY, 2022.

Robert Lee Jones

Robert Lee Jones

Kathy Lou Jones

Kathy Lou Jones

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ROBERT LEE JONES, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 7th of January, 2022.

Notary Public
My Commission Expires: 11-3-25
(SEAL)

MARY FRANCES RUDY
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KATHY LOU JONES, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 7th of January, 2022.

Notary Public
My Commission Expires: 11-3-25
(SEAL)

MARY FRANCES RUDY
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212