WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $129,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF APRIL, 2004.

Notary Public

MY COMMISSION EXPIRES: 3/10/07
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 05/04/04 16:15 2pgs
Fees:13.00 Taxes:480.63
20040504-0050856

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael Jones Jr.	USAA Federal Savings Bank	Map 63
(NAME) 765 Jaywood Drive	(NAME) 10750 McDermott Freeway	Group 16-0-B
(ADDRESS) Old Hickory, TN 37138	(ADDRESS) San Antonio TX 78288	Parcel 64
(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, **Kevin A. Pace and Wife, Melanie W. Pace**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Michael L. Jones Jr. ~~a~~ unmarried, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 66 on the Plan of HAMPTON PARK (formerly Chitwood Downs), a Planned Unit Development, as of record in Plat Book 6900, Pages 550, 551 and 552 and as corrected by Book 7462, page 445 and as amended in Book 8110, page 401 and by amendment to change name in Book 8181, page 112, 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 Kevin W. Pace and Melanie W. Pace by deed from GEORGE P AMORINO AND WIFE, CYNTHAI S. AMORINO of record in INSTRUMENT NUMBER 200006220062053 AND FILED FOR RECORD ON JUNE 22, 2000, Register's Office for said County.

Easements as shown of record in Deed Book 2247, Page 75; Book 7460, page 930; Book 7489, page 515; Book 8004, p age 235; Book 8739, page 991; Book 8657, page 179; Book 8207, page 276; Book 8951, page 797, Register's Office for said County.

Charter of Homeowner's Association as shown of record in Book 8517, Page 762; Book 8833, page 216; Book 7431, page 204, Register's Office for said County.

Plat sets out said property is subject to HOA.

Restrictive Covenants of record in Deed Book 7351, Page 852; Book 7451, page 739; Book 8336, page 393, Register's Office of said County.

This conveyance is subject to any and all existing easements and restrictions of record.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easement 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 ☒ property, known as 765 Jaywood Drive, Old Hickory, TN 37138

(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 GRANTEES, their heirs and assigns forever; and we do covenant with 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 30th day of April, 2004.

Kevin A. Pace

Melanie W. Pace

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 Kevin A. Pace and Wife, Melanie W. Pace the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 4/30/2004

My Commission Expires: 1-23-06

Notary Public

File Number2404387
RETURN TO:
Cumberland Title Company
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Mt. Juliet, Tennessee 37122

