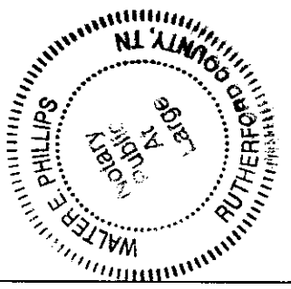
File No. 250401036

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $107,100.00

Rachael Jones
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF APRIL, 2005.

Walter E. Phillips
Notary Public

MY COMMISSION EXPIRES: 5/23/06
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 05/13/05 10:53 2 pgs
Fees:13.00 Taxes:396.27

20050513-0054228

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title
1980 Old Fort Parkway
Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rachael Jones	Freemont Investment & Loan	
(NAME)	(NAME)	
3152 Towne Village Road	1065 North PacifiCenter Drive	Parcel: 009
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Anahel, California 92806	Map: 150 Group: 11-0
(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, Duane Argrave, unmarried, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Rachael Jones and Kenneth Jones, HEREINAFTER CALLED THE GRANTEE(S), 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. 21, Town Village of the Country, Section Two, as shown by plat of record in Plat Book 5200, Pages 176 and 177, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Duane Argrave, by Deed from Donna Marie Harvey, unmarried, dated May 24, 2002, filed for record on June 5, 2002, in Instrument Number 200206050068010, Register's Office for Davidson County, Tennessee.

Subject to all matters as set forth per Plat Book 5200, Pages 176 and 177, Register's Office of said County.

Restrictive Covenants of record in Deed Book 5456, Page 511, Register's Office of said County

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

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 ☐ property, known as 3152 Towne Village Road, Antioch, TN 37013
(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), 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 29th day of April, 2005.

Duane Argrave

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

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

Witness my hand at office this.

Commission expires: 5/23/06

Notary Public

WALTER E. PHILLIPS NOTARY PUBLIC Notary Public At Large RUTHERFORD COUNTY, TENN.

File Number: 250401036

RETURN TO:

Cumberland Title

1980 Old Fort Parkway

Murfreesboro, TN 37129