File No. 290500993

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $166,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26 DAY OF June 2009.

Notary Public

MY COMMISSION EXPIRES: January 12, 2010
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC GREGG W. CLARK WILSON COUNTY My Commission Expires

BILL GARRETT, Davidson County
Trans: T20090045124 DEEDWARR
Recvd: 07/06/09 13:46 2 pgs
Fees: 13.00 Taxes: 614.20
20090706-0062628

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title
Sidwell, Barrett, & Welch, PC
1604 Westgate Circle, Suite 3
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert D. Jones	Vision Mortgage Professionals, Inc.	164-13-OA-008.00
(NAME) 6101 Bent Wood Dr.	(NAME) 155 Legends Drive, Suite P	
(ADDRESS) Antioch, TN 37013	(ADDRESS) Lebanon, TN 37087	
(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, WE, **John Smith and wife, Jennifer Smith,** hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto **Robert D. Jones, an unmarried man and Candice Opare-Addo, an unmarried woman,** 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. 8 on the Plan of PHASE TWO, TREEHAVEN, as shown by plat of record in Instrument No. 20000112-0004272, 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 John Smith and wife, Jennifer Smith by Warranty Deed from Westminster Homes of Tennessee, Inc. and filed for record in Instrument No. 20001218-0123645, Register's Office for said County.

This conveyance is subject to all matters as set forth on the plat of record in Instrument No. 20000112-0004272, Register's Office of said County.

Charter of Homeowner's Association as shown of record in Book 11648, Page 660 and Instrument No. 20010326-0028531, Register's Office for said County.

Subject to Homeowner's Association Dues.

By-Laws as shown of record in Book 11648, Page 662 and Instrument No. 20010504-0046261, Register's Office for said County.

Restrictive Covenants of record in Deed Book 11588, Page 484, Book 11669, Page 376, Instrument No. 20010308-0021946, Instrument No. 20010504-0046260 and Instrument No. 20030527-0071168, Register's Office of said County.

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 6101 Bent Wood Dr., 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), THIER 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), THIER 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 26th day of June ,2009.

John Smith

Jennifer Smith

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named John Smith and Jennifer Smith the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 26th day of June 2009.

Commission expires:

01/24/2012

Notary Public

SANDRA S. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

File Number: 290500993

RETURN TO:
Cumberland Title
1604 Westgate Circle, Suite 3
Brentwood, TN 37027