File No. 290700301

WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20090055554 DEEDWARR
Recvd: 08/14/09 09:15 2 pgs
Fees: 13.00 Taxes: 381.10
20090814-0076444

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $103,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6TH DAY OF AUGUST, 2009

Notary Public

MY COMMISSION EXPIRES: 6-30-10
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Stewart Title of Tennessee, Inc.
Sidwell, Barrett, & Welch, PC
100 Bluegrass Commons Blvd., Suite 2180
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael W. Jones	Bank of America, N.A.	086-140A-25.00CO
(NAME) 250 Thistle Lane	(NAME) 1620 Gateway Blvd., Ste. 101	
(ADDRESS) Hermitage, TN 37076	(ADDRESS) Murfreesboro, TN 37129	
(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, **Jonathan S. Townes and wife, Laura Townes**, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto **Michael W. Jones, an unmarried person**, hereinafter called the grantee(s), HIS 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 Unit No. 250 on the Plan of Hermitage Meadows, Stage Three, of record in Plat Book 6250, Page 300, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a complete and accurate description of said Unit.

Being the same property conveyed to JONATHAN S. TOWNES, UNMARRIED by deed from M. BETH ATWOOD of record in Instrument No. 20031126-0172013 on 11/25/2003 and filed for record on 11/26/2003, Register's Office for DAVIDSON County, Tennessee.

This conveyance is subject to:

All matters as set forth per Plat Book 5200, Page 507, Plat Book 6250, Page 300, said Register's Office. Restrictions of record in Book 6034, Page 365, said Register's Office.
By-Laws filed for record in Book 6034, Page 383, and amended of record in Book 7660, Page 612, and amended of record in Instrument No. 20010327-0029002, said Register's Office. Sewer and Water Easement of record in Book 6716, Page 815, said Register's Office. Charter of Homeowner's Association as shown of record in Book 7466, Page 25, Book 8275, Page 843 and Book 6034, Page 376, Register's Office for said County. Quitclaim Deed to the Homeowner's Association of record in Book 6668, Page 54, said Register's Office.

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 250 Thistle Lane, Hermitage, TN 37076
(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), HIS 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), HIS 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 hands this 6th day of August, 2009.

Jonathan S. Townes

Laura Townes

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Jonathan S. Townes and Laura Townes 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 they executed the within instrument for the purposes therein contained.

Witness my hand at office this 6th day of August, 2009.

Commission expires: October 23, 2012

Kim Gillespie Notary Public

KIM GILLESPIE STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

File Number: 290700301

RETURN TO:

Stewart Title of Tennessee, Inc.
100 Bluegrass Commons Blvd., Suite 2180
Hendersonville, TN 37075

Return To;
Executive Title, LLC
4470 Old Lebanon Dirt Road
Mount Juliet, TN 37122