WARRANTY DEED	STATE OF TENNESSEE COUNTY OF WILLIAMSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $154,900.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS **19th** day of **February, 2010.** Notary Public MY COMMISSION EXPIRES: (AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20100010600 DEEDWARR
Recvd: 02/23/10 09:41 2 pgs
Fees:13.00 Taxes:573.13
20100223-0013619

M. CANTRELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY
My Commission Expires MAY 2, 2011

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, LLC, 9175 Carothers Parkway, Suite 110, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Hannah Ruth Jones and Steven W. Jones	USAA Federal Savings Bank	182-06-0-M-00-010
(NAME) 8308 Ramstone Way	(NAME) 10750 McDermott Freeway	
(ADDRESS) Antioch, TN 37013	(ADDRESS) San Antonio, TX, 78288-0544	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in 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, **Mikel C. Unger and wife, Hollie Unger***, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Hannah Ruth Jones and husband, Steven W. Jones**, 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:

Land in Davidson County, Tennessee, being all of Lot No. 222 on the Final Plat, Old Hickory Hills, Phase Two-Section Four, as shown by plat appearing of record in Instrument No. 20041220-0151235, of the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Mikel C. Unger, an unmarried person by Warranty Deed from Greenvale Construction LLC, a Tennessee Limited Liability Company, dated February 28, 2006 and recorded in Instrument No. 20060308-0026984, Register's Office for Davidson County, Tennessee.

*Hollie Unger joins in the conveyance of subject property for the purpose of conveying any and/or all right, title and interest, if any, she may have in and to the said property by virtue of marriage to Mikel C. Unger.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☐ property, known as 8308 Ramstone Way, Antioch, TN 37013

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, has 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 our hands this **19th** day of **February, 2010**.

Mikel C. Unger

Hollie Unger

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, **Mikel C. Unger and wife, Hollie Unger**, the within named bargainors, 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 **19th** day of **February, 2010**.

Notary Public

My commission expires:

DAWN D. CHASE
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY
My Commission Expires April 20, 2010

Return to:
Foundation Title and Escrow, LLC
9045 Carothers Parkway, Suite 202
Franklin, TN 37067