WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/27/11 08:59 3 pgs
Fees:18.00 Taxes:469.90
20111227-0100350

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $127,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS **18th** day of **November, 2011.**

Notary Public

MY COMMISSION EXPIRES: 12-10-2012
(AFFIX SEAL)

LAURIE F. HARRIS NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Billy Jones and Angela K. Jones		062020A23100CO
(NAME)	(NAME)	
2925 Riverbend Drive	Same	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214		
(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, **Danette R. Tanner and husband, Don S. Tanner**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Billy Jones and wife, Angela K. 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 Lot No. 223 on the plan of River Trace Estates, Phase I, Sections 4 and 5, of record in Book 9700, page 409, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Danette R. Tanner and husband, Don S. Tanner, by Warranty Deed from Paul G. Coonce, unmarried, dated March 5, 2009 and filed of record on March 9, 2009 in Instrument Number 20090309-0020723, Register's Office for Davidson County, Tennessee.

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 X property, known as 2925 Riverbend Drive, Nashville, TN 37214

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 **18th** day of **November, 2011.**

Danette R. Tanner

Don S. Tanner by Danette R. Tanner, Attorney-in-Fact

Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, **Danette R. Tanner**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **18th** day of **November, 2011.**

Notary Public

LAURIE M. HARRIS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON CO.

My commission expires:
12-10-2012

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Danette R. Tanner, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Don S. Tanner, as his Attorney In Fact, under Power of Attorney bearing Instrument No. 20111227-0100349, Register's Office for Davidson County, Tennessee, and who acknowledged the execution of the same to be the free act and deed of Danette R. Tanner, said Power of Attorney.

Witness my hand and official seal at office in Franklin, Tennessee, this the 18th day of November, 2011.

Notary Public

LAURIE M. HARRIS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON CO.

My Commission Expires:

12-10-2012

I, Dawn D Chase do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN

County of Williamson

Personally appeared before me, Laurie M. Harris notary public for this county and state Dawn D. Chase who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

MY COMMISSION EXPIRES: 12-10-2012

Notary's Seal (If on paper)

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registers prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subdivision (2).