BILL GARRETT, Davidson County
Trans:T20120049641 DEEDWARR
Recvd: 07/05/12 15:02 3 pgs
Fees:18.00 Taxes:603.10
20120705-0059210

Box 44 **THIS INSTRUMENT PREPARED BY:** ROBERT J. HAZARD **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 150 THIRD AVENUE SOUTH SUITE 1700 NASHVILLE, TENNESSEE 37201 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF WILLIAMSON) The actual consideration or value, whichever is greater, for this transfer is $163,000.00. Affiant Subscribed and sworn to before me, this 29th day of June, 2012. Notary public My commission expires: 7-6-15 LINDA TURNER RAY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
Thomas Jones and Amy Jones 9119 Sawyer Brown Road Nashville, TN 37221	Same	142 09 0H 087.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **DAVE L. CANTRELL AND PHILLIP CANTRELL**, hereinafter called the Grantors, have bargained and sold, and by these presents does transfer and convey unto **THOMAS JONES AND WIFE, AMY JONES**, hereinafter

called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. 9119 together with carport designated No. C-9119 on the Plan of River Plantation Section IX, Phase IIB, of record in Plat Book 7900, pages 364 and 365, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof, together with the appurtenant interest in the common elements of River Plantation (Section Nine), Phase I, a horizontal property regime established by Master Deed of record in Book 8061, page 341, as amended in Book 8591, page 251 and in Book 9326, page 713, said Register's Office.

Being the same property conveyed to Dave L. Cantrell and wife, Bettye W. Cantrell, by deed from Scott D. Nunnally and wife, Patricia J. Nunnally, dated September 2, 2003, recorded on September 5, 2003, as Instrument No. 20030905-0130031, Register's Office for Davidson County, Tennessee. The said Bettye W. Cantrell having died on September 8, 2009. The said Dave L. Cantrell having quitclaimed his interest into Dave L. Cantrell and Phillip Cantrell, as joint tenants with right of survivorship, by Quitclaim Deed of record as Instrument No. 20120525-0045609, Register's Office for Davidson County, Tennessee.

This is not the principal place of residence of Dave L. Cantrell or Phillip Cantrell.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2012 taxes, a lien, not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. All matters as shown on the Plan of record in Book 7900, pages 364 and 365, Register's Office for Davidson County, Tennessee.

3. Master Deed and ByLaws establishing a Horizontal Property Regime of Condominiums, of record in Book 8061, page 341, Book 8591, page 251 and as amended in Book 9326, Page 713 and in Instrument No. 20041124-0140994, Register's Office for said County.

4. Easement of record in Book 7400, page 792, Register's Office for Davidson County, Tennessee.

5. Restrictive Covenants contained in instrument of record in Book 7389, page 924, Register's Office for Davidson County, Tennessee.

This is improved property known as: **9119 Sawyer Brown Road, Nashville, TN 37221.**

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 covenant with the said Grantees 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 further covenant and bind ourselves, our heirs and assigns, 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 person whomsoever.

WITNESS my hand this 28th day of June, 2012.

Dave L. Cantrell

Phillip Cantrell

STATE OF TENNESSEE)
COUNTY OF Williamson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **DAVE L. CANTRELL**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand at office, this 28 day of June, 2012

(Seal)

CASSANDRA T. OLSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Notary Public

My Commission Expires: 3/18/14

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **PHILLIP CANTRELL**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 29th day of June, 2012

(Seal)

CASSANDRA T. OLSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Notary Public

My Commission Expires: 3/18/14