File No.0701120001

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120051655 DEEDWARR
Recvd: 07/13/12 09:47 2 pgs
Fees:13.00 Taxes:521.33
20120713-0061632

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $140,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10 DAY OF JULY, 2012.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

DAVID R.A. ROETGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-21-2013

THIS INSTRUMENT WAS PREPARED BY
Greenvue Title & Escrow, LLC
2207 Crestmoor Rd., Ste 101
Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Latonya M. Jones and Robert Jones	BUYER MTG.	053-09-0B-193
(NAME)	(NAME)	
1032 Pawnee Trail	P.O. Box 2467	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Greenville SC 29602	
(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, **GIL PEREL AND CRYSTAL D. PEREL, HUSBAND AND WIFE** hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto, **ROBERT A JONES AND LATONYA M JONES, HUSBAND AND WIFE AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP** hereinafter called the grantee(s), HER 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. 108, as shown on the map entitled Cumberland Station at Wilson Camp, Section Five, of record as Instrument No. 20060118-0006553, 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 Gil Perel and wife, Crystal D. Perel, by deed from Randall Phillips Homes, LLC, of record in Instrument No. 20060817-0101697, dated July 28, 2006, Register's Office for Davidson County, Tennessee.

All matters as shown on the plat of record in INSTRUMENT NO. 200601180006553, said Register's Office, including any and all revisions, corrections and/or amendments thereto of record.
Restrictive Covenants of record in Instrument 200110150112096 and Instrument 200602130017249, Register's Office of said County.
Easement of record in 200305120063102 and Instrument 200311140166975 and in Instrument 200505110053113 as shown in the Register's Office of Davidson County, Tennessee.

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 1032 Pawnee Trail, Madison, TN 37115
(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), THEIR 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), 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 my/our hands this 9th day of July, 2012.

Gil Perel

Crystal D. Perel

STATE OF Tennessee
COUNTY OF Rutherford

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within names Gil Perel and Crystal D. Perel, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 9th day of July, 2012.

Commission expires: 12-21-14

JENNY AVERHOFF NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

Notary Public

File Number:0701120001

RETURN TO:

Greenvue Title & Escrow, LLC
2207 Crestmoor Rd, Ste 101
Nashville, TN 37215