WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20120061883 DEEDWARR
Recvd: 08/20/12 10:21 2 pgs
Fees: 13.00 Taxes: 443.63
20120820-0074384

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 3, 2015

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

BOX 10-A

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $119,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF AUGUST, 2012.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Adam D. Carrico	First Community Mortgage, Inc.	Map 161-16-A
(NAME) 5845 Nolensville Pike, #133	(NAME) 275 Robert Rose Drive	Parcel 17 CO
(ADDRESS) Nashville, TN 37211	(ADDRESS) Murfreesboro, TN 37129	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **THOMAS E. JONES AND PATRICE I. JONES AND EMILY G. JONES GOBEN**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ADAM D. CARRICO, UNMARRIED,** 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 Unit No. 17 on the Plan of Townhomes of Shadow Glen as shown on the Exhibit to the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20040315-0029248, Instrument #20040317-0030572, Instrument #20040713-0083179, Instrument #20040720-0086706 and Instrument #20040720-0086707, Register's Office for Davidson County, Tennessee, all to which reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Emily G. Jones and Thomas E. Jones and Patrice I. Jones, Tenants in Common With Rights of Survivorship, by deed dated April 3, 2009 from Martha Upchurch of record in Instrument #20090406-0031076, said Register's Office.

This conveyance is subject to (a) 2012 real property taxes; (b) easements of record in Book 8064, page 831 and in Instrument #20000114-0004984, Book 7382, page 755, Book 9640, page 881, and Stormwater easement of record in Instrument #20030903-0127692, said Register's Office; and (c) restrictive covenants of record in Instrument #20040315-0029248, Instrument #20040317-0030572, Instrument #20040713-0083179, Instrument #20040720-0086706, Instrument #20040720-0086707, Instrument #20041021-0126776, #20041025-0128065, Instrument #20050118-0005927, Instrument #20050317-0029206, Instrument #20050425-0045905, Instrument #20050520-0056887, Instrument #20050520-0056887, Instrument #20051007-0121715, Instrument #20051107-0134921, Instrument #20051207-0147464 and Instrument #20060124-0009112, said Register's Office.

Ronald Goben joins in signing this Warranty Deed to convey any and all marital rights he may have in subject property.

unimproved ☐

This is improved ☒ property, known as 5845 Nolensville Pike, #133, Nashville, Tennessee 37211
(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 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, 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 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 17th day of August, 2012.

Emily G. Jones Goben by Kevin D. Montgomery, attorney in fact

Emily G. Jones Goben By Kevin D. Montgomery, Attorney in Fact

Thomas E. Jones by Kevin D. Montgomery, attorney in fact

Thomas E. Jones By Kevin D. Montgomery, Attorney in Fact

Ronald Goben by Kevin D. Montgomery, attorney in fact

Ronald Goben By Kevin D. Montgomery, Attorney in Fact

Patrice I. Jones by Kevin D. Montgomery, attorney in fact

Patrice I. Jones By Kevin D. Montgomery, Attorney in Fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 17th day of August, 2012, before me personally appeared Kevin D. Montgomery, to me known to be the person who executed the foregoing instrument on behalf of Thomas E. Jones and Patrice I. Jones and Emily G. Jones Goben and Ronald Goben and acknowledged that he executed the same as the free act and deed of Thomas E. Jones and Patrice I. Jones and Emily G. Jones and Ronald Goben.

Witness my hand and official seal at Nashville, Tennessee this 17th day of August, 2012.

Commission expires:

KATHY SNIDER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 20, 2014

Kathy Snider
Notary Public