WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/07/12 08:08 3 pgs
Fees:18.00 Taxes:636.40
20120907-0080978

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $172,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of August, 2012.

Notary Public

MY COMMISSION EXPIRES: 4/23/2013

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DEBBIE A. READWAY WILLIAMSON COUNTY My Commission Expires

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.TN
Stewart Title Company Tennessee Division, 390 Mallory Station Road, Suite 107, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jeannieann Bradford	Fifth Third Mortgage Company	173-16-0A-083.00
(NAME)	(NAME)	
3637 Coles Branch Drive	5001 Kingsley Dr	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Cincinnati, OH 45263	
(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, **Melissa A. Jones, an unmarried woman**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **JeannieAnn Bradford, an unmarried woman, and William Mathis, an unmarried man, joint tenants**, hereinafter called the GRANTEE(S), their heirs and/or 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. 188, on the Final Plat of Hidden Creek, Phase 1, Section 1, Phase 2 and 3, Section 1, as shown by plat appearing of record in Instrument No. 20030213-0020016, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Melissa A. Jones, an unmarried woman by Warranty Deed dated June 30, 2005, Beazer Homes Corp., a Tennessee corporation and filed for record on July 8, 2005, in Instrument No. 20050708-0079165, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (1)All matters as set forth on the plat of record in Instrument No. 20030213-0020016, (2) Restrictive Covenants of record in Deed Book 20020514-0059176, and Amendments in Instrument No. 20030313-0033781, Instrument No. 20050308-0025065, and Instrument No. 20090908-0084135, (3) ByLaws as shown of record in Instrument No. 20030303-0027389 and Amendment in Instrument No. 20090908-0084136, (4) Charter of the Homeowner's Association of record in Instrument No. 20030303-0027388 and Instrument No. 20081230-00123265, and (5) This conveyance is subject to any and all existing easements and restrictions of record.

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 3637 Coles Branch Drive, Antioch, TN 37013
(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/or 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/or 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 hand this 31st day of August, 2012.

Melissa A. Jones by Christopher R. Jackson, Attorney-in-Fact
Attorney-in-Fact

State of Tennessee
County of Williamson

On this 31st day of August, 2012, before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Christopher R. Jackson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he is the attorney-in-fact of Melissa A. Jones, and is authorized by her, and does hereby acknowledge the execution of this instrument on her behalf, by virtue of an instrument of record in Instrument No. 20120907-0080977, Register's Office of Davidson County, Tennessee.

Debbie A. Treadway
Notary Public
My Commission Expires: 4/23/2013

DEBBIE A. TREADWAY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY, TN My Commission Expires

RETURN TO:
Stewart Title Company Tennessee Division
390 Mallory Station Road, Suite 107
Franklin, TN 37067

CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, 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.

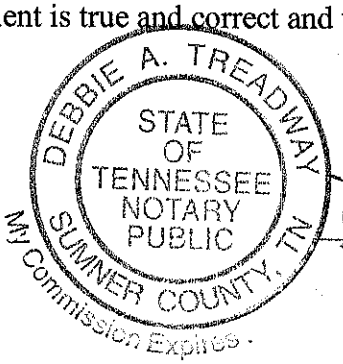
Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Debbie Treadway, a notary public in and for the aforesaid county and state, the within named Christopher R. Jackson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Debbie A. Treadway

Notary Public

(SEAL)

My Commission Expires: 4/23/2013