WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120090854 DEEDWARR
Recvd: 11/29/12 09:55 2 pgs
Fees:13.00 Taxes:432.90

20121129-0109521

TAHIRA J. PYSKA NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

MY COMMISSION EXPIRES: JULY 29, 2013

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $117,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF NOVEMBER, 2012.

Notary Public

MY COMMISSION EXPIRES: .
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3325 Aspen Grove Drive, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jamie C. Adams	PrimeLending, A Plains Capital Company	086100B11500 CO
(NAME)	(NAME)	
115 Noel Cove Circle	18111 Preston Road	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Dallas, TX 75252	
(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 Jones and wife, Tiffany Jones, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jamie C. Adams, a single woman, 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. 115 on the Plan of Noel Cove Townhomes, of record as Instrument Number 20030924-0141428, Register's Office fort Davidson County, Tennessee, reference to said instrument is hereby made for a more complete description thereof.

Being the same property conveyed to Thomas Jones and wife, Tiffany Jones, by Warranty Deed dated April 14, 2006 and recorded May 3, 2006 in Instrument Number 20060503-0050950 Register's Office for Davidson County, Tennessee.

Subject to Easements of record in Book 4419, Page 227; Book 11242, Page 728; Book 11629, Page 240; Instrument Number 20030617-0083356, Register's Office for Davidson County, Tennessee. Charter of Noel Cove Townhomes Association of record in Instrument Number 20030812-0115541, Register's Office for Davidson Country, Tennessee. Master Deed of record in Instrument Number 20030924-0141428, Register's Office for Davidson Country, Tennessee.

unimproved ☐

This is improved ☒ property, known as 115 Noel Cove Circle, Hermitage, TN 37076

(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 26th day of November, 2012.

Thomas Jones

Tiffany Jones by Tara DeSelms, Attorney-in-Fact

Attorney-in-Fact 11/26/12

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Thomas Jones, 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 at Franklin, Tennessee this 26th day of November, 2012.

Commission expires:

TAHIRA J. PYSZKA STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

MY COMMISSION EXPIRES JULY 29, 2013

Notary Public

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

On this 26th day of November 2012, before me personally appeared Tara DeSelms, the person who executed the foregoing instrument on behalf of Tiffany Jones, and acknowledged that he executed the same as the free act and deed of the said Tiffany Jones, through Power of Attorney granted11/23/12 by the said Tiffany Jones.

Witness my hand and official seal at Franklin, Tennessee this 26th day of November, 2012.

Commission expires:

TAHIRA J. PYSZKA STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

MY COMMISSION EXPIRES JULY 29, 2013

Notary Public