RECORD AND RETURN TO:
Harpeth Escrow, LLC
117 Two Mile Pike
Goodlettsville, TN 37072

BILL GARRETT, Davidson County
Trans:T20120097046 DEEDWARR
Recvd: 12/19/12 13:19 2 pgs
Fees:13.00 Taxes:247.90
20121219-0116959

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is 67,000.00

Affiant

Subscribed and sworn to before me, this 14th day of December, 2012.

Notary Public NOTARY PUBLIC AT LARGE
Pamela B. Matheney
My Commission Expires
September 20, 2016
STATE OF TENNESSEE

My commission expires:

THIS INSTRUMENT WAS PREPARED BY
HARPETH ESCROW, LLC
131 SAUNDERSVILLE ROAD
HENDERSONVILLE, TN 37075

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
SAMUEL WARD	**Primary Residential Mortgage,**	**04204004000**
1010 HIGHLAND CIRCLE	**4750 W. Wiley Posy Way, Ste. 200**	
MADISON, TN 37115	**Salt Lake City, UT 84116**	

FOR AND IN 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 ACKNOWLEDGE, WE,

DON JONES and LOUISE JONES, HUSBAND AND WIFE, AND CLINTON JOHNSON AND LEONA JOHNSON, HUSBAND AND WIFE, EACH HAVING 50% UNDIVIDED INTEREST

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

SAMUEL WARD, A SINGLE MAN

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 a part of Lot No. 15 on the Map of Bransford Realty Companys Amqui Subdivision, as of record in Book 421, pages 38 and 32, Register's Office for said County, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING THE SAME PROPERTY CONVEYED TO DON JONES AND LOUISE JONES, HUSBAND AND WIFE, AND CLINTON JOHNSON AND LEONA JOHNSON, HUSBAND AND WIFE, EACH HAVING 50% UNDIVIDED INTEREST BY WARRANTY DEED FROM BRENDA J BRYANT, UNMARRIED DATED 11/04/11 AND RECORDED ON 11/08/11 IN INSTRUMENT NO. 20111108-0087253, SAID REGISTER'S OFFICE FOR SAID COUNTY.

ALSO BEING THE SAME PROPERTY CONVEYED TO BRENDA J BRYANT BY QUITCLAIM DEED FROM JOHN W BRYANT DATED 04/29/11 AND RECORDED ON 04/29/11 IN INSTRUMENT NO. 20110429-0032973, SAID REGISTER'S OFFICE FOR SAID COUNTY.

ALSO BEING THE SAME PROPERTY CONVEYED TO JOHN W BRYANT AND WIFE, BRENDA J BRYANT BY WARRANTY DEED FROM AGNES T HOWELL, A WIDOW DATED 08/31/04 AND RECORDED ON 09/01/04 IN INSTRUMENT NO. 20040901-0105941, SAID REGISTER'S OFFICE FOR SAID COUNTY.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (__X__) unimproved (____) property known as 1010 HIGHLAND CIRCLE, MADISON, TN 37115.

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 in 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 my/our hand(s) this 14th day of December, 2012.

Don Jones
DON JONES

Louise Jones
LOUISE JONES

Clinton Johnson by Louise Jones as his attorney in fact
CLINTON JOHNSON BY LOUISE JONES AS HIS ATTORNEY IN FACT

Leona Johnson by Louise Jones as her attorney in fact
LEONA JOHNSON BY LOUISE JONES AS HER ATTORNEY IN FACT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, **DON JONES and LOUISE JONES**, the within named Grantors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 14th day of December, 2012.

...OMMISSION EXPIRES
MARCH 1, 2016

Jana Drury
Notary Public

My Commission Expires:_____

JANA D. DRURY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for the State and County aforesaid, personally appeared **LOUISE JONES** to me known to be the person who executed the foregoing instrument in behalf of **CLINTON JOHNSON and LEONA JOHNSON** as his/her/their Attorney in Fact, and acknowledged that he/she executed the same as the free act and deed of the said **CLINTON JOHNSON and LEONA JOHNSON.**

Witness my hand, at office, this 14th day of December, 2012.

...OMMISSION EXPIRES
MARCH 1, 2016

Jana Drury
Notary Public

My Commission Expires:_____

JANA D. DRURY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY