BILL OHRELL, Davidson County
Trans:T20130033872 DEEDWARR
Recvd: 04/25/13 09:16 2 pgs
Fees:13.00 Taxes:490.25
20130425-0040975

RRANTY DEED

Return to:
Foundation Title and Escrow, LLC.
2672 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 132,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS **22nd** day of **April, 2013**

Notary Public

MY COMMISSION EXPIRES: 6/15/14
(AFFIX SEAL)

CONNIE J BUCHANAN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 2672 North Mount Juliet Road, Suite C, Mount Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Marquista Webster	Churchill Mortgage Corporation	086 07 0 145.00
(NAME)	(NAME)	
1533 Market Square	761 Old Hickory Blvd, Ste 301	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Brentwood, TN, 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 acknowledged, I/WE, **Adriana Jones-Duran and Christopher O. Jones**, married hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Marquista Webster, unmarried**, and 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 Lot No. 214 Jackson's Retreat Phase V-A, as shown by plat of record in Plat Book 6250, page 309, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Adriana Duran and husband, Christopher O. Jones by Quitclaim Deed from Adriana Duran dated December 16, 2005 of record in Instrument No. 20051216-0151230, Register's Office of Davidson County, Tennessee.

Adriana Jones-Duran and Adriana Duran are one in the same person.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 1533 Market Square, Hermitage, TN 37076

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, has 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 **22nd** day of **April, 2013**

Adriana Jones-Duran

Christopher O. Jones by Adriana Jones-Duran, attorney in fact
attorney in fact

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned authority, **Adriana Jones-Duran,** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **22nd** day of **April, 2013**

TABATHA EDWARDS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Notary Public

My commission expires: 11-3-15

STATE OF TENNESSEE
COUNTY OF WILSON

Before me, the undersigned Notary, personally appeared Adriana Jones-Duran, known to me, or proved on the basis of satisfactory evidence, to be the person who executed the foregoing instrument on behalf of Christopher O. Jones, and who acknowledged that she executed the same as the free act and deed of the said Christopher O. Jones, by virtue of a Power of Attorney, duly executed and appearing of record in ~~Book~~ *, ~~page~~ _____, said Register's Office.

(CB) * Inst # 201304250040974

Witness my hand and official seal this 22nd day of April, 2013.

TABATHA EDWARDS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

NOTARY

My Commission Expires: 11-3-15