Prepared by:
Realty Title & Escrow Company, Inc.
1139 NW Broad St Suite 101
Murfreesboro, TN 37129

STATE OF TENNESSEE
COUNTY OF RUTHERFORD
The actual consideration or value, whichever is greater, for this transfer is $174,000.00

Affiant

Subscribed and sworn to before me, this 23rd day of May, 2013.

Notary Public
My commission expires: JAN 04 2014

GREGG W. CLARKE STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY My Commission Expires

13-1304-131875

Address of New Owner:	Send Tax Bills to:	Tax Information
Jonathan G. Jones	Pinnacle Bank	182-01-0-A-015.00-CO
213 Sundown Drive	150 3rd Avenue South, Ste 900	
Antioch TN 37013	Nashville, TN 37201	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **James A. Mitchell, Jr. and April L. Mitchell, husband and wife**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Jonathan G. Jones, an unmarried man**, hereinafter called the Grantees, their successors 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. 15, on the Plan of Section One of Phase One, Sunset Hills, of record in Instrument No. 20070607-0068102, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to James A. Mitchell, Jr. and April L. Mitchell, husband and wife by deed from Lake Forest Homes, Inc., dated June 2, 2008, recorded June 12, 2008, of record in Instrument No. 20080612-0060842, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 213 Sundown Drive, Antioch, TN 37013

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

BILL GARRETT, Davidson County
Trans:T20130044404 DEEDWARR
Recvd: 05/29/13 08:25 2 pgs
Fees:13.00 Taxes:643.80
20130529-0053729

WITNESS my hand this 23rd day of May, 2013.

James A. Mitchell, Jr.

April L. Mitchell

STATE OF TENNESSEE
COUNTY OF ~~RUTHERFORD~~ DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, James A. Mitchell, Jr. and April L. Mitchell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Murfreesboro, TN, this 23rd day of May, 2013.

Tabitha King
State of Tennessee at Large

My Commission expires 12/03/13

