WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130054463 DEEDWARR
Recvd: 06/27/13 10:00 2 pgs
Fees:13.00 Taxes:728.90
20130627-0066025

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $197,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24TH DAY OF JUNE, 2013.

Notary Public

MY COMMISSION EXPIRES: 11-3-15

(AFFIX SEAL)

BROOKE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robin Jones	Peoples Home Equity	126-15-0-A-036.00
(NAME)	(NAME)	
7833 Farmington Place	150 North Seven Oaks	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Knoxville TN 37922	
(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, I, **Kevin Vernon, married**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Robin Jones and Kristin Jones, husband and wife**, 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. 36 on the Plan of Phase One, Boone Trace at Biltmore, as of record in Book 7900, page 667, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description of said lot.

Being the same property conveyed to Kevin Vernon, an unmarried person, by Warranty Deed from Bradley M. Awalt and Jami C. Awalt, husband and wife, dated September 29, 2006, of record in Instrument No. 20061027-0133430, Register's Office for Davidson County, Tennessee.

Jaime Vernon, spouse of Kevin Vernon, joins in the execution of this instrument for the purpose of conveying her interest, marital or otherwise, if any, in the above-described tract or parcel of land.

This conveyance is subject to the following: Taxes for the year 2013, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the Plan of record in Book 7900, page 667; and PUD Boundary Plat of record in Book 6900, page 470; Restrictions of record in Book 7265, page 657; Book 9342, page 312; Book 9735, page 931; Book 10032, page 813; Book 10306, page 817; Book 11455, page 443; Instrument No. 20000126-0008529; Instrument No. 20001211-0121618; Instrument No. 20010607-0060003; Instrument No. 20010717-0075902; Instrument No. 20011003-0107279 and Instrument No. 20011119-0126832; Articles of Incorporation/Charter of record in Book 9607, page 534; Easement of record in Book 8992, page 62 and Book 9665, page 420; Easement of record in Book 8975, page 753; Stormwater Detention Agreement of record in Instrument No. 20001120-0114598 and Instrument No. 20021217-0155375; Quitclaim Deed to Homeowners Association for open space of record in Instrument No. 20011119-0126831; all of record in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 7833 Farmington Place, Nashville, TN 37221

(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 24th day of June, 2013.

Kevin Vernon

Jaime Vernon

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Kevin Vernon and Jaime Vernon, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 24th day of June, 2013.

Notary Public

My Commission Expires: 1-19-14

MELANIE D. DURARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN
My Commission Expires: January 19, 2014