BILL GARRETT, Davidson County
Trans:T20130065716 DEEDWARR
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This document prepared by (and after recording return to):
Name: **William Davis, Attorney, P.C.**
Address: **219 Ward Circle, Ste 5**
City, State, Zip: **Brentwood, TN, 37027**
Phone: **615-369-0039**

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WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Carolyn M. Jones,** hereinafter referred to as "Grantor", has this day bargained and sold, and by these present does hereby transfer and convey unto **Jim Foutch and Evelyn Foutch, husband and wife,** hereinafter "Grantees", the following lands and property, together with all improvements located thereon, lying in the County of Davidson, State of Tennessee, to-wit:

Land in Davidson County, TN, being Lot No. 1 on the Plan of Maple Valley Subdivision, Section One, of record in Plat Book 6200, page 477, Register's Office for Davidson County, TN, to which Plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Carolyn M. Jones by Deed from James D. Polk and wife, Lanell D. Polk and Landall D. Owens, unmarried, dated 04/27/1995 and filed for record on 04/27/1995 in Book 9655, Page 954, Register's Office for Davidson County, Tennessee.

Map & Parcel: 148140 32300

This property is known as: 140 Colemont Ct., Antioch, TN 37013

THIS CONVEYANCE IS SUBJECT to all encumbrances, easements, rights-of-way, restrictive covenants and other matters of public record as may affect the property, all matters of survey, taxes and assessments, and mineral reservations of record, if any but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604.

TO HAVE AND TO HOLD same unto Grantees, and unto Grantee's assigns forever, with all appurtenances thereunto belonging.

GRANTOR does for Grantor and Grantors' heirs, personal representatives, executors and assigns forever hereby covenant with GRANTEES that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the lands against all claims whatsoever.

WITNESS Grantor's hand this the 31st day of July, 2013.

Carolyn M. Jones

Carolyn M. Jones, Grantor

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Carolyn M. Jones, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 31st day of July, 2013.

GERALD A. SMITH, JR. STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

NOTARY PUBLIC

My Commission Expires: 1-15-14

Grantee(s) Name, Address:	Send Tax Statement To:
Jim Foutch and wife, Evelyn Foutch	New Owner
6361 Pettus Rd.	
Cane Ridge, TN 37013	

State of TENNESSEE
County of WILLIAMSON

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is **$105,000.00** which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subscribed and sworn to before me this 31st day of July, 2013.

Evelyn Foutch
Affiant

Evelyn Foutch
Type or Print Name

(Seal)

GERALD A. SMITH JR. STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public

My commission expires:

1-15-14

GERALD A. SMITH JR.
Type or Print Name