THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 13070170**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $82,000.00. Jayler Norman Affiant Subscribed and sworn to before me, this 15th day of August, 2013. TARA JONES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires September 9, 2014 Notary Public My Commission Expires: _____

WARRANTY DEED

Address New Owner: Monsurat Jenmi 1418 Quail Run Nashville TN 37214	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 10808E01400CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Yolonda Jones, married, formerly known as Yolonda C Thompson** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Monsurat Jenmi, unmarried**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being all Unit 14, Lot 65 in a Horizontal Property Regime, as shown on the Plat of Quail Valley, of record in Plat Book 5800, Page 127 & 128, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Yolonda C. Thompson, unmarried by Deed from Mary A. Burke of record at Instrument No. 2000411-003611, Register's Office for Davidson County, Tennessee, dated 4/10/2000 and recorded on 4/11/2000.

Marcelle Jones joins in this conveyance for the purpose of conveying all right, title and interest he may have in and to the above described property as spouse of Yolanda Jones

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2013 a lien, not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 5800, Page 127 & 128, Register's Office for Davidson County, Tennessee.

Restrictions of record in Book 5931, Page 506, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

BILL GARRETT, Davidson County
Trans:T20130071334 DEEDWARR
Recvd: 08/19/13 12:37 2 pgs
Fees:13.00 Taxes:303.40
20130819-0086970

Master Deed of record in Book 5970, Page 825, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

Charter for the Homeowners Association for Quail Valley of record in Book 6371, page 105 and Book 7872, page 35, in the aforesaid Register's Office.
Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.

Subject to rights of others in and to the common areas and/or elements.

This is improved property located at 1418 Quail Run Nashville TN 37214

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 15th day of August, 2013.

Yolonda Jones

Marcelle Jones

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

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

Witness my hand, at office, this 15th day of August, 2013.

Notary Public
My Commission Expires: _____

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES MAY 18, 2014