Return To
Vanderpool, Pearman, & Drumwright
256 Seaboard Lane, Suite G-104
Franklin, TN 37067

Prepared By ~~& Return To:~~
Tennessee Title Services, LLC
6 Cadillac Drive, Suite 100
Brentwood, TN 37027
13-0843

BILL GARRETT, Davidson County
Trans:T20130073789 DEEDWARR
Recvd: 08/27/13 08:33 2 pgs
Fees:13.00 Taxes:673.03
20130827-0090031

J. Carlton Drumwright
State of Tennessee Notary Public
Williamson County

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $181,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 23rd day of August, 2013

Notary Public
Commission Expires: 9/23/13

Address of New Owner	Send Tax Bills To:	Map & Parcel
DeAndrea Johnson 106 Harrington Avenue Madison, TN 37115	New Owner	051-04-0-085.00

WARRANTY DEED

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,

James Mark Jones, unmarried, and Michael Fields, unmarried

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

DeAndrea Johnson, a single woman

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 Lots Nos. 24 and 25 on the Map of Madison Realty Company's Subdivision at Madison, Tennessee, as of record in Book 547, Page 164, in the Register's Office of Davidson County, Tennessee. to which plat reference is hereby made for a more complete description thereof.

BEING the same property conveyed to James Mark Jones, unmarried, and Michael Fields, unmarried, as joint tenants with right of survivorship, by Quitclaim Deed from James Mark Jones, unmarried and Michael Fields, unmarried, dated 2/18/13 and recorded 2/21/13 in Instrument No. 20130221-0017520; and being the same property previously conveyed to James Mark Jones and Michael Fields, by Warranty Deed from E. Mark Turner, Trustee, dated 8/26/05 and recorded 8/31/05 in Instrument No. 20050831-0103972, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 106 Harrington Avenue, Madison, TN 37115.

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 23rd day of August, 2013.

James Mark Jones

Michael Fields

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **James Mark Jones and Michael Fields** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 23rd day of August, 2013.

CAROL T BAKER
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

(Notary Seal)

Notary Public
My Commission Expires: 8/24/17