WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130104325 DEEDWARR
Recvd: 12/13/13 14:11 2 pgs
Fees:13.00 Taxes:999.00

20131213-0126459

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $270,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day of December, 2013.

Notary Public

MY COMMISSION EXPIRES: 11-3-15

(AFFIX SEAL)

BROOKE SMITH STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 390 Mallory Station Road, Suite 107, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Tonisha Jones	Primelending	06403000400
(NAME)	(NAME)	
333 Willow Bough Lane	18111 Preston Rd Ste 900	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Dallas, TX 75252	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Cheryl M. Twitty**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Tonisha L. Jones,** _____, hereinafter called the GRANTEE(S), their heirs and/or 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. 317. on the plan of Section 19, Brandywine Farms, as shown on plat appearing of record in Plan Book 5050, Page 127, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of said lot.

Being the same property conveyed to William T. Twitty and wife, Cheryl M. Twitty by Deed from William T. Twitty, dated March 2, 2000 and filed in Instrument Number 20000522-0650903, said Register's Office. William T. Twitty dies on or about 3/12/2011, leaving Cheryl M. Twitty the sole surviving tenant by the entirety. The said William T> Twitty having since died on March 12, 2011.

This conveyance is subject to (1) All matters as set forth on the plat of record in Plat Book 5050, Page 12, (2) Restrictive Covenants of record in Book 5089, Page 362, and (3) Easement of record in Instrument Number 20100309-0017907, Register's Office for said County.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 333 Willow Bough Lane, Old Hickory, TN 37138
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

File No.: 01291-10831
SMG TN Warranty Deed

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 my hand this 9th day of December, 2013.

Cheryl M. Twitty

Cheryl M. Twitty

State of Tennessee
County of Williamson

Personally appeared before me Cheryl M. Twitty, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 9th day of December, 2013.

Notary Public Chris Jackson - CS
My Commission Expires: May 14, 2015

CHRISTOPHER R. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
390 Mallory Station Road, Suite 107
Franklin, TN 37067