RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way
Suite 202
Brentwood, Tennessee 37027
File No.: TN133869

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140012752 DEEDWARR
Recvd: 02/24/14 13:51 2 pgs
Fees:13.00 Taxes:643.43
20140224-0015635

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $173,900.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of February, 2014.

NOTARY PUBLIC

My commission expires: 11-3-15

BROOKE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Zachary T. Jones and Lauren E. Jones 3456 Chandler Cove Way Antioch, TN 37013	FirstBank 3500 Blue Lake Drive Birmingham, AL 35243	173-16-0-A-098.00 CO

FOR AND IN CONSIDERATION of the sum of One Hundred Seventy Three Thousand Nine Hundred and 00/100 Dollars ($173,900.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **PAUL DANIELS AND CHRISTINA DANIELS HUSBAND AND WIFE**, hereinafter called the Grantor(s), have bargained and sold and by these presents do hereby transfer and convey unto, **ZACHARY T. JONES AND LAUREN E. JONES HUSBAND AND WIFE**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 202 on the Plan of Hidden Creek Phase 1, Section 1, Phase 2 and Phase 3, Section 1 of record in Instrument No. 20030213-0020016, Register's Office for said County, to which reference is made for a more complete description.

Being the same property as conveyed to PAUL DANIELS and CHRISTINA DANIELS by Warranty Deed from Rodney L. Rodriguez and wife, Chelsea Rodriguez, dated July 12, 2007, recorded July 16, 2007 at Instrument Number 20070716-0084247, Register's Office for Davidson County, Tennessee.

The address of the herein described property is believed to be 3456 Chandler Cove Way, Antioch, Davidson County, Tennessee, 37013 and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2014 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 14th day of February, 2014.

PAUL DANIELS

CHRISTINA DANIELS

BY _____
PAUL DANIELS, ATTORNEY IN FACT

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public, Paul Daniels ~~and Christina Daniels~~, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 14th day of February, 2014.

KAREN L. TRUSTY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 08-23-2016

Notary Public

My commission expires: _____

STATE OF TENNESSEE

COUNTY OF Davidson

ACKNOWLEDGMENT

On this 14th day of February, 2014 before me personally appeared Paul Daniels to me known to be the person who executed the foregoing instrument (or proved to me on the basis of satisfactory evidence) on behalf of Christina Daniels and acknowledged that he executed the same as the free act and deed of the said Christina Daniels.

WITNESS my hand and seal at office in the State and County aforesaid, this 14th day of February, 2014.

KAREN L. TRUSTY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 08-23-2016

NOTARY PUBLIC
My Commission Expires: _____