WARRANTY DEED

BARBARA A. CIAVARELLA ★ STATE OF TENNESSEE NOTARY PUBLIC ★ MONTGOMERY COUNTY

RETURN TO
Stewart Title Company
1152 College Street
Clarksville, TN 37040
File # 01288-19481

STATE OF TENNESSEE
COUNTY OF Montgomery

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $100,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of March, 2014.

Notary Public

MY COMMISSION EXPIRES: 8-17-16

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Phillip R. Sykes Attorney at Law
Stewart Title Company Tennessee Division, 1152 College St., Clarksville, TN 37040

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
John T. Jones	John T. Jones	04000017700
(NAME)	(NAME)	BILL GARRETT, Davidson County
4409 Whites Creek Pike	4409 Whites Creek Pike	Trans:T20140016651 DEEDWARR
(ADDRESS)	(ADDRESS)	Recvd: 03/12/14 09:51 2 pgs
Whites Creek, TN 37189	Whites Creek, TN 37189	Fees:13.00 Taxes:370.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	20140312-0020588

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, **William H. Thompson Jr., a married man**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **John T. Jones and Paula F. Jones, as husband and wife as tenants by the entirety**, 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 all of Lot No. 1, on the plan of Judy Creek Subdivision, of record in Plat Book 7900, Page 676, and as amended in Book 9309, Page 590-591, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.

Being part of the same property conveyed to William H. Thompson, Jr. by Quit Claim Deed dated March 9, 1994 from Linda Jarrett Thompson of record in Book 9341, Page 603, and by Quit Claim Deed dated March 9, 1994 from Gary B. Thompson of record in Book 9341, Page 605, Register's Office for Davidson County, Tennessee.

The real estate being conveyed is subject to all terms, matters and conditions as shown on the aforementioned plat of record and restrictive covenants of record in Book 7900, Page 676, as amended in Book 9309, Page 590-591, Register's Office for Davidson County, Tennessee.

The real estate is conveyed subject to a perpetual easement for additional lawn of record in Book 10201, Page 472, in the Registers Office for Davidson County, Tennessee.

Jean O. Thompson joins herein to convey in marital interest that she may have in and to the subject reality.

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 4409 Whites Creek Pike, Whites Creek, TN 37189
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 7th day of March, 2014.

William H. Thompson, Jr.

Jean O. Thompson

State of Tennessee
County of Montgomery

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named William H. Thompson Jr. and Jean O. Thompson, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 7th day of March, 2014.

Notary Public
My Commission Expires: 11-15-2014

TIFFANY B. PARKER
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
1152 College St.
Clarksville, TN 37040