BILL GARRETT, Davidson County
Trans:T20140033176 DEEDWARR
Recvd: 05/13/14 13:50 2 pgs
Fees:13.00 Taxes:802.53

20140513-0040971

Prepared by:
Realty Title & Escrow Company, Inc.
599 Sam Ridley Parkway W Suite 100
Smyrna, TN 37167

STATE OF TENNESSEE
COUNTY OF RUTHERFORD
The actual consideration or value, whichever is greater, for this transfer is $216,900.00

Aisha Hall
Affiant

PAIGE B. MAYERCIK STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD

Subscribed and sworn to before me, this 9th day of May, 2014.

Paige B. Mayercik
Notary Public
My commission expires: 11-22-2014

04-1404-55087

Address of New Owner:	Send Tax Bills to:	Tax Information
Carol C. Richardson 3221 Hidden Creek Drive Antioch TN 37013	Same as new owner	182-01-0-A- 080.00-CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Christopher J. Jones and Angela Joy Jones, husband and wife, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Carol C. Richardson, hereinafter called the Grantees, their successors 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 Lot No. 80, on the Plan of Phase One, Section Two, Sunset Hills, of record in Instrument No. 20071220-0146323, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Christopher J. Jones and Angela Joy Jones, husband and wife by deed from Lake Forest Homes, Inc., dated June 25, 2009, recorded July 13, 2009, of record in Book , Page Instrument No. 20090713-0065298, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 3221 Hidden Creek Drive, Antioch, TN 37013

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their heirs and 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 May, 2014.

Christopher J. Jones

Angela Joy Jones

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Christopher J. Jones and Angela Joy Jones, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Smyrna, TN, this 9th day of May, 2014.

Notary Public

My Commission expires: 4/17/16

HUTCH HENDERSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY