File No. 20140161

WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20140060762 DEEDWARR
Recvd: 08/18/14 11:59 2 pgs
Fees: 13.00 Taxes: 331.15
20140818-0074567

DIANNE M. CATHEY NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE My Commission Expires

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $89,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF AUGUST, 2014.

Notary Public

MY COMMISSION EXPIRES: 3/1/16
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sumner Title & Escrow, LLC, 131 Indian Lake Boulevard, Suite 200, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Billy Sherrill Jones, Trustee	Billy Sherrill Jones, Trustee	034-03-0B-903.00 CO
(NAME)	(NAME)	
903 Churchill Crossing	8350 W. Rose Lane	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Glendale, AZ 85305	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, WE, Melodi Elmore Baehr, fka Melodi Elmore, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Billy Sherrill Jones and Bonita Ann JonesTrustees of The Jones Family Trust dated Sept. 15, 2005, 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 Unit No. 903, Phase 5, Building 9, Churchill Crossing Condominiums, a horizontal property regime established by Master Deed of record in Book 7792, Page 915, as amended in Book 7804, Page 616, Book 7845, Page 540; Book 10635, Page 110, Book 10996, Page 199, and Instrument Number 20050829-0103075, Register's Office for said County, said Unit being depicted on the Condominium Site Plan attached as Exhibit B to the aforementioned Fifth Amendment to Master Deed of record in Instrument Number 20050829-0103075, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to Melodi Elmore, (now known as Melodi Elmore Baehr) by Warranty Deed from William D. Castleman, Trustee, dated February 26, 2007 and recorded March 5, 2007 in Instrument Number 20070305-0026767, Register's Office for Davidson County, Tennessee. The said Melodi Elmore Baehr was married to Patrick Sean Baehr at the time of his death on December 13, 2012

Subject to Master Deed and By-Laws of record in Book 7792, Page 915, as amended in Book 7804, Page 616, Book 7845, Page 540, Book 10635, Page 110, Book 10996, Page 199, and Instrument Number 20050829-0103075; Boundary Plat of record in Book 7900, Page 25; Storm Water Detention Agreement of record in Book 10779, Page 627; HOA Charter of record in Book 7788, Page 924; and all existing easements and all other matters shown on plat of record in attached as Exhibit B to the aforementioned Fifth Amendment to Master Deed of record in Instrument Number 20050829-0103075, Register's Office for Davidson County, Tennessee.

This property is subject to mandatory HOA Dues.

File No. 20140161

unimproved ☐

This is improved ☒ property, known as 903 Churchill Crossing, Madison, TN 37115

(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 GRANTEES, their heirs and assigns forever; and we do 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 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 14th day of August, 2014.

Melodi Elmore Baehr

Melodi Elmore Baehr

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Melodi Elmore Baehr, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 14th day of August, 2014.

Commission expires:

Rebecca Campbell

Notary Public

