Davidson County DEEDWARR
Recvd: 08/20/14 13:34 2 pgs
Fees:13.00 Taxes:1387.50
20140820-0075838

PREPARED BY:
Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067

WARRANTY DEED

THIS INDENTURE is made and entered into this 15th day of August, 2014 by and between Jonathan Jones, hereinafter referred to as GRANTOR, and Jason A. Ponciroli and Kimberly C. Ponciroli husband and wife, hereinafter referred to as GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES the following described property lying in City of Nashville, County of Davidson, State of Tennessee, more particularly described as follows:

Being Unit A, as shown on exhibit map 2403 Himes Drive Townhomes, exhibit B to Homes at 2403 Himes Drive, a Horizontal Property Regime with Private Elements of record in Instrument No. 20130909-0094552, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Jonathan Jones by Warranty Deed from Kara Hasten, unmarried n/k/a Kara Donahue and husband John Winston Donahue, III dated July 30, 2013, recorded August 8, 2013, of record in Instrument No. 20130808-0083363, Register's Office for Davidson County, Tennessee.

This is [X]improved [ ]unimproved property known as: 2403B Himes Drive, Nashville, TN 37206

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS MY HAND on the day and year first above written.

Jonathan Jones

INDIVIDUAL
STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said county and state, Jonathan Jones, to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that such person(s) executed the same as such person's free act and deed.

Witness my hand, at office, this 15th day of August, 2014.

Notary Public

My Commission Expires October 30, 2016

LEAH A. TURNER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Name and Address of Property Owner:
Jason A. Ponciroli and Kimberly C. Ponciroli
2403B Himes Drive,
Nashville, TN 37206

Send Tax Statements to:
First Community Mtg
245 Heritage Park Dr.
Murfreesboro, TN 37129

M&P 083-04-0-D-001.00 CO

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF Davidson

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is $375,000.00 which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this 15th day of August, 2014.

Notary Public

My Commission Expires: 10.5.2015

JULIA A. HIRT STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

RETURN TO:

Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067

14-1-198

True Copy Certification
I, Connie Buchanan, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Connie Buchanan

State of Tennessee / County of Wilson SS:
Personally appeared before me, Rebecca Moss, a notary public for this county and state, Connie Buchanan, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rebecca Moss

REBECCA MOSS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMMISSION EXPIRES DECEMBER 18, 2017

My Commission Expires: 12/18/17