Davidson County DEEDWARR
Recvd: 12/22/14 09:04 3 pgs
Fees:18.00 Taxes:906.50
20141222-0116671

THIS INSTRUMENT PREPARED BY:
Horizon Land Title, Inc.
1000 Pleasant Grove Place, Ste. 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER
Vincent Jones
209 Cadey Cove
Hermitage, TN 37076

MORTGAGEE
Franklin Synergy Bank
722 Columbia Avenue
Franklin, TN 37064

SEND TAX BILLS
Mortgage

MAP-PARCEL:
MAP 098-13-0-A
PARCEL 075.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Gayle L. Williams, single,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Vincent Jones and wife, Detorria M. Moore, husband and wife,** 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 Lot No. 75 on the Plan of Phase One, Section Six, New Hope Point, a Planned Unit Development of record in Plat Book 9700, Page 859, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a complete description.

Being the same property conveyed to Gayle L. Williams, a single person, by Special Warranty Deed from Federal Home Loan Mortgage Corporation, dated August 25, 2010 and filed of record in Instrument No. 20100927-0076493, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including Declaration of Covenants, Conditions and Restrictions of record in Book 10290, Page 1, and re-recorded in Instrument No. 20000628-0064247; amended in Book 10330, Page 782, and in Book 11394, Page 73; Charter for New Hope Point Homeowner's Association, Inc. of record in Instrument No. 20000607-0056879; Quitclaim Deed to New Hope Point Homeowners Association, Inc. for Common Area of record in Instrument No. 20000607-0056880 easements, covenants conditions and all matters and notes as shown on the plan of record in Plat Book 9700, Page 859, Register's Office for Davidson County, Tennessee.

This is the same description as in previous deed of record.

Property Taxes for the current year have been agreed to by the parties and will be paid for by the Grantor.

This is improved property known as **209 Cadey Cove Hermitage, TN 37076.**

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 our hands this 19th day of December, 2014.

Gayle L. Williams

STATE OF Tennessee
COUNTY OF Wilson

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

Witness my hand and official seal this 19th day of December, 2014.

NOTARY PUBLIC

My Commission Expires: 03/21/2017

S. NIXON PRESSLEY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

NOTARY PUBLIC
S. Nixon Pressley
My Commission Expires
March 21, 2017
STATE OF TENNESSEE

STATE OF Tennessee
COUNTY OF Rutherford

The actual consideration or value, whichever is greater for this transfer is $245,000.00.

AFFIANT

Subscribed and sworn to before me this 19th day of December, 2014.

NOTARY PUBLIC

My Commission Expires: 5-23-16

PHILIP ELLIS STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

True Copy Certification

I, Kelsie Holloway, do hereby make oath that I am a licensed attorney and/or 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.

Kelsie Holloway
Signature

State of Tennessee

County of Rutherford

Personally appeared before me, Philip Ellis a notary public for this county and state, Kelsie Holloway who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5/23/16
Notary' Seal (if on paper)

PHILIP ELLIS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY