BILL GARRETT, Davidson County
Trans:T20150006097 DEEDWARR
Recvd: 01/26/15 10:36 2 pgs
Fees:13.00 Taxes:307.10
20150126-0007213

McCann & Hubbard
1804 Williamson Ct, Suite 201
Brentwood, TN 37027
615.377.3319

RUSSELL J. McCANN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
COMMISSION EXPIRES JUNE 25, 2017

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $83,000.00

Affiant

Subscribed and sworn to before me, this 12th day of January, 2015.

Notary Public

My commission expires:_____

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Theodore Joseph Suhm	**New Owner**	**Map/Parcel: 108-08-0-D-035.00CO**
1400 Quail Run		
Nashville, TN 37214		

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 ACKNOWLEDGE, WE,

Ron Jones and wife, Darlene Jones

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Theodore Joseph Suhm, unmarried

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 35, Lot 61, on the Plan of Quail Valley Phase Five, Section Three, of record in Plat Book 5200, Page 435, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Ron Jones, married, by Warranty Deed, from Samuel B. Marks and wife, Sandra J. Marks, dated November 7, 2005, of record in Instrument No. 20051115-0137811, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
The Plan of record in Plat Book 5200, Pages 435, Register's Office for DAVIDSON County, Tennessee.
Restrictive covenants contained in an instrument of record in Book 5753, Page 562, Book 6003, Page 212 and Book 5931, Page 506, Register's Office for DAVIDSON County, Tennessee.
Master Deed of record in Book 5851, Page 779, Book 5884, Page 534, Book 5970, Page 828, Book 6058, Page 828, Book 6081, Page 130 and Book 9082, Page 873, Register's Office for DAVIDSON County, Tennessee.
By-Laws of record in Book 5851, Page 793 and Book 5884, Page 566, Register's Office for DAVIDSON County, Tennessee.
Deed of Conveyance of record in Book 6314, Page 61and Book 6314, Page 66, Register's Office for DAVIDSON County, Tennessee.
Deed for Common Area to Homeowners Association of record in Book 5854, Page 939, Book 5869, Page 110, Book 5937, Page 475, Book 5937, Page 477, Book 6002, Page 537, Book 6002, Page 539, Book 6002, Page 547 and Book 6181, Page 154, Register's Office for DAVIDSON County, Tennessee.
Charter for Homeowners Association of record in Book 6371, Page 105 and Book 7872, Page 35, Register's Office for DAVIDSON County, Tennessee.

Resolution of record in Book 7716, Page 824 and Book 11401, Page 410, Register's Office for DAVIDSON County, Tennessee.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.
Subject to rights of others in and to common areas / elements.
Subject to lien for special assessment contained in Declaration of Covenants, Conditions and Restrictions / Master Deed.
Subject to HOA dues, if any.
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 is improved property known as 1400 Quail Run, Nashville, TN 37214.

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 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/our hand(s) this 12th day of January, 2015.

Ron Jones

Darlene Jones

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, Ron Jones and wife, Darlene Jones, the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that he/she/they executed this instrument for the purposes therein contained.

Witness my hand, at office, this 12th day of January, 2015.

RUSSELL J. McCANN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
COMMISSION EXPIRES JUNE 25, 2017

Notary Public

My Commission Expires:

File #: **140608JM**
RECORD & RETURN TO:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027