THIS INSTRUMENT WAS PREPARED BY
Record & Return:
Bankers Title & Escrow Corp.
5107 Maryland Way, Ste. 115
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans:T20150008251 DEEDWARR
Recvd: 02/03/15 08:37 2 pgs
Fees:13.00 Taxes:821.40
20150203-0009791

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 222,000.00.

Pinnacle Bank, TTEE by Trust & Investment Advisory

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF JANUARY, 2015.

Notary Public

MY COMMISSION EXPIRES: 5-3-16

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC ROBERT M. LOFTIS DAVIDSON COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Pinnacle Bank, Trustee	Pinnacle Bank, Trustee Trust & Investment Advisory	MAP
9119 Sawyer Brown Road	P.O. Box 291947	PARCEL 142-09-0-H 087.00CO
Nashville, TN 37221	Nashville, TN 37229-1947	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Thomas Jones and wife, Amy Jones**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Pinnacle Bank, Trustee of The Mildred Hudgins Irrevocable Trust FBO Delois H. Pierce dated 12/26/2001**

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:

Located in Davidson County, Tennessee, being Unit No. 9119 together with carport designated No. C-9119, on the plan of River Plantation, Section IX - Phase IIB, as shown on plat of record in Plan Book 7900, Pages 364 & 365, Register's Office for Davidson County, and further established by Master Deed for River Plantation (Section Nine), Phase I, a Horizontal Property Regime, of record in Book 8061, Page 341, as amended in Book 8591, Page 251, Book 9326, Page 713 and Instrument No. 20041124-0140994, said Register's Office, reference to which is hereby made for a more complete description.

Being the same property conveyed to Thomas Jones and wife, Amy Jones by Warranty Deed dated 06/28/2012 from Dave L. Cantrell and Phillip Cantrell of record in Instrument 20120705-0059210, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1)Taxes which have been prorated and assumed by Grantee; (2) All matters as set forth per Plan Book 7900, Pages 364 & 365, said Register's Office (3) Declaration of Restrictive Covenants and By-Laws of record in Book 7389, Page 924, said Register's Office (4) Master Deed of record in Book 8061, Page 341, said Register's Office. Said Master Deed was amended of record in Book 8591, Page 251, Book 9326, Page 713 and Instrument 20041124-0140994, said Register's Office (5) Charters of Homeowners Associations of record in Book 7402, Page 591 and Instrument 20041105-0133835, Register's Office (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED

(X) IMPROVED property known as **9119 Sawyer Brown Road, Nashville, TN 37221.**

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 hand(s) this the 29th day of January, 2015.

Thomas Jones

Amy Jones

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Thomas Jones** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 29th day of January, 2015.

My Commission expires: 5-3-16

Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

Witness my hand and official seal this the 29th day of January, 2015.

My Commission expires: 5 3-16

Notary Public