BILL GARRETT, Davidson County
Trans:T20150018333 DEEDWARR
Recvd: 03/13/15 09:37 2 pgs
Fees:13.00 Taxes:599.40
20150313-0021627

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $162,000.00

Affiant

Subscribed and sworn to before me, this 9th day of March, 2015.

Notary Public

My commission expires: SEP 2 0 2018

KRISTEN M. TRAIN
Notary Public At Large
SUMNER COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
1517 HUNT CLUB BLVD SUITE 200
GALLATIN, TN 37066

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
RUM LING **JAMES L. M. THANG**	**CMG MORTGAGE, INC.**	**14900001801**
2461 UNA ANTIOCH PIKE	**3160 CROW CANYON RD, STE 400**	
ANTIOCH, TN 37013	**SAN RAMON, CA 94583**	

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,

GWENDOLYN E. JONES, SINGLE

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

RUM LING AND MARY LING, HUSBAND AND WIFE AND JAMES L. M. THANG, JOINT TENANTS

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:

BEING THE NORTHWEST CORNER OF SAID TRACT OR PARCEL OF LAND BEING THE INTERSECTION OF RUSSELL REEVES PROPERTY AND RICHARDS ROAD; THENCE EXTENDING IN AN EASTERLY DIRECTION ON RICHARDS ROAD, 321 FEET TO A POINT IN THE INTERSECTION OF RICHARDS ROAD AND ANTIOCH-UNA ROAD; THENCE EXTENDING IN A SOUTHERLY DIRECTION ALONG ANTIOCH-UNA ROAD 254 FEET TO THE INTERSECTION OF ANTIOCH-UNA ROAD WITH THE PROPERTY OF MAGGIE KIDD RUCKER AND ROBERT KIDD; THENCE IN A WESTERLY DIRECTION ALONG THE NORTHERN BORDER OF SAID PROPERTY TO THE POINT WHERE IT JOINS WITH THE RUSSELL REEVES PROPERTY; THENCE NORTHWARD ALONG THE EASTERN BOUNDARY OF THE RUSSELL REEVES PROPERTY TO THE POINT OF BEGINNING; CONTAINING 2 - 1/3 ACRES, MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED TO GWENDOLYN E. JONES, BY QUITCLAIM DEED FROM ROSCO S. KIDD, DATED 04/24/1993 AND RECORDED ON 06/14/1993 IN BOOK 8980, PAGE 963, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (_X_) unimproved (_____) property known as 2461 UNA ANTIOCH PIKE, ANTIOCH, TN 37013.

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 in 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 9th day of March, 2015.

Gwendolyn E. Jones
GWENDOLYN E. JONES

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, GWENDOLYN E. JONES, the within named Grantor(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, at office, this 9th day of March, 2015.

Notary Public

My Commission Expires: 1/26/16

