PREPARED BY (AND RETURN TO):

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Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

BILL GARRETT, Davidson County
Trans:T20150032140 DEEDWARR
Recvd: 04/28/15 13:06 2 pgs
Fees:13.00 Taxes:532.80
20150428-0037970

W & I Ref: (DKM) Title No.: 57379
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Julie Thompson 2725 Riverbend Dr. Nashville, TN 37214	Guaranty Trust Company 316 Robert Rose Drive Murfreesboro, TN 37129

TAX MAP PARCEL NUMBERS: 062020A01200CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$144,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Douglas E. Jones, Jr.**, unmarried, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Julie Thompson, a married woman,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 75A on the Plan of River Trace Estates, Phase 1, Section 1, of record in Book 6250, Pages 996 and 997, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Douglas E. Jones, Jr., a single person, by Warranty Deed from Marco Antonio Martinez-Tello, dated September 26, 2008, recorded October 1, 2008 in Instrument No. 20081001-0099488, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2015, and subsequent years; The Plan, with Owner's Certificate, of record in Book 6250, Pages 996 and 997, said Register's Office, which shows a 30 foot minimum setback line from Riverbend Drive and a 15 foot easement for public utility and drainage purposes along the front line of said lot and a 50 foot easement for public utility and drainage purposes along the rear line of said lot; and the following note: "No access shall be permitted to Lock Two Road from Lots 69A-80B." The Declaration of Covenants, Conditions and Restrictions of record in Book 6851, Page 370, amended in Book 6982, Page 747 and By-laws of record in Book 6851, Page 390, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as 2725 Riverbend Drive, 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 Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 24th day of April, 2015

X _____
Douglas E. Jones, Jr.

State of Tennessee

County of Davidson

On this 24th day of April, 2015, before me the undersigned authority, personally appeared Douglas E. Jones, Jr., to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

_____
Notary

My Commission Expires: _____

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 01-24-2017

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consider or value, whichever is greater, for this transfer is: $144,000.00. This 24th day of April, 2015.

_____
Affiant

_____
Notary

My Commission Expires: 1-8-19

CARLA IKARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY