THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 15033302**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $110,000.00. Affiant Subscribed and sworn to before me, this 28th day of April, 2015. Notary Public My Commission Expires: 02/26/17

BILL GARRETT, Davidson County
Trans:T20150035578 DEEDWARR
Recvd: 05/08/15 08:52 2 pgs
Fees:12.00 Taxes:407.00
20150508-0042089

NATHAN L. POWERS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

WARRANTY DEED

Address New Owner: Theresa Jones 213 Jacksonian Dr Hermitage TN 37076	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 074-12-0-147.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Ruby Jorene Wilkins, Dayle Steven Fuller, and Gerald Fuller,** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Theresa Jones, unmarried,** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 243 on the Plan of Hermitage Hills, Section 2 of record in Plat Book 2900, Page 94, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Annie Irene Fuller by Quitclaim deed from James Floyd Fuller of record in Book 6560, page 796, Register's Office for Davidson County, Tennessee, dated May 17, 1985 and recorded on May 20, 1985.

The said Annie Irene Fuller now being deceased on October 19, 2006 in Davidson County, Tennessee. See affidavits of heirships recorded in instrument #s 20150508-0042086 and 20150508-0042087 RODC
The execution of this instrument is effected by the signature of Ruby Jorene Wilkins as Attorney-in-fact for Gerald Fuller, which Power of Attorney is recorded in Instrument Number 20150508-0042088 in said Register's office. The said Gerald Fuller joins in this conveyance to convey any and all interest in said property, including but not limited to a life estate interest in said property.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2015 a lien, not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 2900, Page 94, Register's Office for Davidson County, Tennessee.

This is improved property located at 213 Jacksonian Dr Hermitage TN 37076

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 28th day of April, 2015.

Ruby Jorene Wilkins

Dayle Steven Fuller

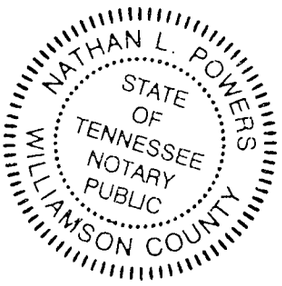
Gerald Fuller by Ruby Jorene Wilkins as Attoney-in-fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Ruby Jorene Wilkins and Dayle Steven Fuller, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28th day of April, 2015.

Nathan L. Powers
Notary Public
My Commission Expires: 02/26/17



STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Ruby Jorene Wilkins, with whom I am personally acquainted, and who acknowledged that she is the Attorney-in-fact for Gerald Fuller, of the maker or constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 28th day of April, 2015

Nathan L. Powers
Notary Public
My Commission Expires: 02/26/17

