BILL GARRETT, Davidson County
Trans:T20150035739 DEEDWARR
Recvd: 05/08/15 11:38 2 pgs
Fees:13.00 Taxes:643.80
20150508-0042325

This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
Megan Quintana
1012 Saunders Avenue
Madison, TN 37115

SEND TAX BILL TO:
SWBC MORTGAGE CORPORATION
9311 SAN PEDRO AVENUE, SUITE 100
SAN ANTONIO, TX 78216

MAP/PARCEL 051-03-0-188.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid to the undersigned, the receipt of which amount being hereby acknowledged, and other good and valuable consideration, **Kenneth R. Jones, married,** has this day bargained and sold, and does hereby transfer and convey unto **Megan Quintana,** certain land situated in Davidson County, Tennessee, being more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 25 on the Plan of Section Four, Pleasant Acres of record in Plat Book 2133, Page 121, 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 Kenneth R. Jones, a single man by Executors deed from Gerald D. Waggener, Executor of the Estate of Hattie Mae Waggener, deceased of record in Instrument No. 20101210-0098565 Register's Office for Davidson County, Tennessee, dated November 29, 2010 and recorded on December 10, 2010.

This property is not the principal residence of Grantors, therefore their spouses do not have to join in conveyance.

This is improved property known as: **1012 Saunders Avenue, Madison, Tennessee 37115.**

TO HAVE AND TO HOLD said lands, including the appurtenances thereon situated, and all the right, title, estate and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever.

I COVENANT with the Grantees herein that I am lawfully seized and possessed of said lands in fee simple; that I have a good and lawful right to convey same; and I do warrant and will forever defend the title thereto against the lawful claims of all persons whomsoever.

REAL PROPERTY TAXES: The real property taxes for the year 2015 shall be prorated as of the date of this deed.

EASEMENTS AND RIGHTS OF WAY: This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in Book 2133, page 121, and encumbrances as may

be shown of record in the office of the Register of Deeds where the real property is situated.

RULES AND REGULATIONS: This conveyance is made subject to all Governmental rules and regulations and all Davidson County Health Department rules and regulations.

POSSESSION: Possession to be given with delivery of deed.

WITNESS MY HAND on this the 5th day of May, 2015.

Kenneth R. Jones

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Kenneth R. Jones,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that he executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 5th day of May, 2015.

NOTARY PUBLIC

GREGG W. CLARKE STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY My Commission Expires December 5, 2017

My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF Davidson

The actual value or consideration, whichever is greater, for this transfer is $174,000.00.

AFFIANT

Subscribed and sworn to before me this the 5th day of May, 2015.

NOTARY PUBLIC

My Commission Expires: 10/18/16

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

File No: 158329