Davidson County DEEDWARR
Recvd: 05/19/15 09:53 3 pgs
Fees:18.00 Taxes:836.20
20150519-0045919

#32361

WARRANTY DEED

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $226,000.00

Stacy L Thomas
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 14th day of May, 2015

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

KAREN FORD MARLIN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN. My Commission Expires NOV. 2, 2016

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Michael John Toole	Fifth Third Mortgage Company	126-15-0-B-165.00 CO
(NAME)	(NAME)	
117 Commonwealth Ct.	5050 Kingsley Drive, Maildrop 1MOC2K	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Cincinnati, OH 45268	
(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, **Jack R. Jones and Cara K. Jones, husband and wife,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Michael John Toole and Amber Toole, husband and wife,** 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:

Lying in Davidson County, Tennessee, to-wit:

Being Lot Number 165, on the Plan of Section One, Lexington Pointe Subdivision, as shown by plat of record in Instrument No. 20000830-0085624, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Jack R. Jones, husband, and Cara K. Jones, wife, by Warranty Deed from Nathan Van Zeeland and wife, Holly Van Zeeland, dated May 19, 2008, of record in Instrument No. 20080603-0056768, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 117 Commonwealth Ct., Nashville, TN 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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.

This conveyance is subject to the following: Taxes for the year 2015, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the Plan of record in Plat Instrument Nos. 20000830-0085624; restrictions of record in Instrument No. 20001018-0103445, 20010522-0052909, 20020214-0019754 and 20020219-0021061; by-laws of record in Instrument No. 20150220-0014706; charter of record in Instrument No. 20001020-0104424; easement for right of way of record in Book 4205, page 194 and Book 4226, page 715; easement for utilities of record in Book 7526, page 315, Book 7526, page 318 and Book 7526, page 324; easement for transmission lines of record in Book 4257, page 647; access easement reserved in Book 11669, page 837; easements of record in Book 513, page 396, Book 751, page 375 and Book 787, page 7; conveyance of common space of record in Instrument No. 20150123-0006862; all of record in the Register's Office for Davidson County, Tennessee.

Witness our hands this 18th day of May, 2015.

Jack R. Jones

Cara K. Jones

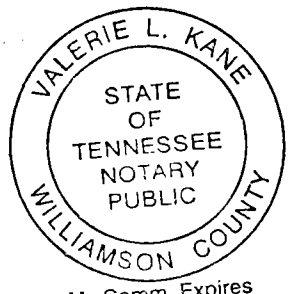
State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Jack R. Jones and Cara K. Jones, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, this 18th day of May, 2015.

Notary Public
My Commission Expires: 6-4-17

File No.: 20688



My Comm. Expires
June 4, 2017

True Copy Certification

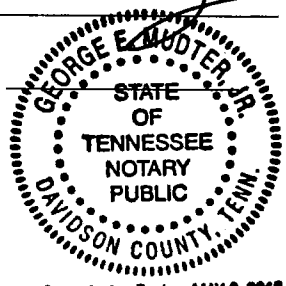
I, KELLY E. COX, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

KELLY E. COX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, GEORGE E. MUDTER, JR., a notary public for this county and state, KELLY E. COX, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires:
Notary Seal:



My Commission Expires MAY 3, 2016