WARRANTY DEED

RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 01288-25613

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $299,500.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: June 14, 2015 (AFFIX SEAL)

MICHELLE LEE REYNOLDS NOTARY PUBLIC STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 First Avenue South, Ste 200, Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Anthony P. Jones	NEW OWNER	180-04-0A-017.00-C
(NAME)	(NAME)	
713 Sherbrooke Court		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20150039408 DEEDWARR
Recvd: 05/20/15 15:12 2 pgs
Fees:13.00 Taxes:1108.15
20150520-0046738

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Travis J. Menge and wife, Stephanie M. Menge**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Anthony P. Jones and Megan C. Jones, husband and wife**, hereinafter called the GRANTEE(S), their heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 17 on the plat of Section One, Highland Creek, of record in Plat Book 9700, Pages 959-960 (erroneously referred to as Revision One, Addition to Highland Creek in Instrument 20000912-0094040 in previous Deed), in the Register's Office of Davidson County, to which reference is hereby made for a more particular description.

Being the same property conveyed to Travis J. Menge and wife, Stephanie M. Menge, by Warranty Deed from Jason D. Schmiedt, unmarried, dated 03/01/2011, recorded 03/03/2011 of record in Instrument No. 20110303-0017265, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS FURTHER SUBJECT TO THE FOLLOWING:
Property taxes for 2015 and subsequent years, a lien not yet due and payable. 2015 property taxes have been prorated between Grantor and Grantee.
All matters shown on the plat of record in Plat Book 9700, Pages 959-960, in the Register's Office for Davidson County, Tennessee.
Covenants, conditions, easements and restrictions of record in Book 11568, Page 311, as amended of record in Instrument No. 20000413-0037474, in the Register's Office for Davidson County, Tennessee.
By-Laws of Highland Creek Homeowners Association, Inc. of record in Book 11568, Page 301, in the Register's Office for Davidson County, Tennessee.
Stormwater Detention Agreement recorded of record in Book 11338, Page 738, in the Register's Office for Davidson County, Tennessee.
Declaration of Easement of the Dean Freetly Property recorded of record in Book 5266, Page 40, in the Register's Office for Davidson County, Tennessee.
Agreement for Dedication of Easement recorded of record in Book 10419, Page 470, in the Register's Office for

Davidson County, Tennessee.
Agreement for Dedication of Easement recorded of record in Book 10419, Page 504, in the Register's Office for Davidson County, Tennessee.
Agreement for Dedication of Easement recorded of record in Book 10419, Page 516, in the Register's Office for Davidson County, Tennessee.
Agreement for Dedication of Easement recorded of record in Book 10569, Page 732, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 713 Sherbrooke Court, Nashville, TN 37211
(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 GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 our hands this 14th day of May, 2015.

Travis J. Menge by Power of Attorney in fact
Travis J. Menge

Stephanie M. Menge by Power of Attorney in fact
Stephanie M. Menge

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Damon Smith, with whom I am personally acquainted and who proved himself to be the attorney in fact of Travis J. Menge and Stephanie M. Menge and who being authorized to do so acknowledged he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 14th day of May, 2015.

Notary Public
My Commission Expires: 10/30/16

TONJA BARRON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

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