BILL GARRETT, Davidson County
Trans: T20150042244 DEEDWARR
Recvd: 06/01/15 10:21 2 pgs
Fees: 13.00 Taxes: 592.00
20150601-0050254

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way, Suite 202
Brentwood, Tennessee 37027
File No.: TN155994

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $160,000.00. AFFIANT SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of May, 2015. NOTARY PUBLIC My commission expires: 7.2.18

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

THIS INSTRUMENT PREPARED BY: Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027		
ADDRESS NEW OWNER: Tessa N. Jones 3139 Harpeth Springs Dr. Nashville, TN 37221	SEND TAX BILLS TO: Regions Mortgage 2050 Parkway Office Circle Birmingham AL 35244	MAP-PARCEL NUMBERS 141-06-0-D-068.00 CO

FOR AND IN CONSIDERATION of the sum of One Hundred Sixty Thousand and 00/100 Dollars ($160,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **AMIE LYN MIDDLETON F/K/A AMIE LYN THOMPSON, AND SPOUSE, MATT MIDDLETON**, hereinafter called the Grantor(s), have bargained and sold and by these presents do hereby transfer and convey unto, **TESSA N. JONES, UNMARRIED WOMAN**, hereinafter called the Grantee(s), her heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 68 on the Plan of Riverbridge Community, a Planned Unit Development, of record in Plat Instrument # 20030213-0019999, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said property.

BEING the same property conveyed to Amie Lyn Thompson, unmarried, by Warranty Deed from Beazer Homes Corporation dba Phillips Builders, dated July 30, 2004 and recorded August 12, 2004, of record in Instrument Number 20040812-0097414, in the Register's Office of Davidson County, Tennessee.

The address of the herein described property is believed to be 3139 Harpeth Springs Drive, Nashville, TN 37221, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), her heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2015 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), her heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 29th day of May, 2015.

Amie Lyn Middleton
AMIE LYN MIDDLETON

Matt Middleton
MATT MIDDLETON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Amie Lyn Middleton f/k/a Amie Lyn Thompson, and spouse, Matt Middleton, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 29th day of May, 2015.

Sarah Simmons
Notary Public

Sarah Simmons
Printed Notary Name

My commission expires: 5/8/2018

SARAH SIMMONS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY