| Davidson County | DEEDWARR |
|---|---|
| Recvd: 08/31/15 08:40 | 2 pgs |
| Fees:13.00 Taxes:518.00 | |
| **20150831-0087731** | |

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$140,000.00.**

Affiant

Subscribed and sworn to before me this 26 day of August, 2015

A. C. HALL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission expires: 5-8-18
(Affix Seal)

**THIS INSTRUMENT PREPARED BY**
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

| ADDRESS OF NEW OWNER: | SEND TAX BILLS TO: | MAP & PARCEL NUMBER: |
|---|---|---|
| Harry Milton Jones Jr. | Highlands Residential | 162-03-0-266.00 |
| 108 Catawba Court | 12001 N. Central Expressway Ste 760 | |
| Antioch, TN 37013 | Dallas, TX 75243 | |

**WITNESSETH**: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Mark S. Hamilton,**married, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Harry Milton Jones Jr. and Victoria Y. Jones, husband and wife,** their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

**Being Lot No. 189 on the plan of Haywood Hills, Section III, of record in Book 4460, pages 164 and 165, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.**

**Said Lot No. 189 fronts 37.00 feet along the southerly margin of Catawba Court as measured along a curve in said Court at the end of a cul-de-sac and extends back 167.00 feet on the westerly line and 144.46 feet on the easterly line to a broken line in the rear on which it measures a total distance of 170.45 feet.**

**Being the same property conveyed to Mark S. Hamilton, from The Secretary of Housing and Urban Development, by cash deed on April 22, 2015, of record in Instrument Number 20150423-0036245, Register's Office for Davidson County, Tennessee.**

**Grantor warrants that he has never lived in the subject property as a married person and that the subject property is not subject to any marital rights therein.**

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Subject to all matters as shown on the Plan of record in Book 4460, page 164 and 165, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 4691, page 670, Register's Office for Davidson County, Tennessee.

This is improved property known as: **108 Catawba Court, Antioch, TN 37013**

**TO HAVE AND TO HOLD** The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 August 25, 2015.

**Mark S. Hamilton**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Mark S. Hamilton** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this August 25, 2015

My commission expires 7/8/19

Notary Public

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

True Copy Certification

I Anita L. Leach, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

Anita L. Leach

State of Tennessee/County of Wilson SS:

Personally appeared before me, Shelly M Smith, a notary public for this County and State, Anita L. Leach, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

SHELLY M SMITH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04/26/2016

Shelly M Smith