WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150090149 DEEDWARR
Recvd: 10/22/15 13:17 2 pgs
Fees:13.00 Taxes:980.50
20151022-0107677

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $265,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19TH DAY OF OCTOBER, 2015.

Notary Public

MY COMMISSION EXPIRES: 10/15/16

(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
West End Title & Escrow, LLC, 2323 21st Avenue, S., Ste. 502, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Janet Vanfleet and Linda D. Virkus	Shelter Lending Services LLC	173-15-0A-073.00-CO
(NAME)	(NAME)	
132 Claybrook Lane	4000 Chemical Road #200	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Plymouth Reading, PA 19462	
(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, JOSHUA JONES AND MEREDITH JONES, HUSAND AND WIFE, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JANET VANFLEET, AN UNMARRIED WOMAN, AND LINDA D. VIRKUS, AN UNMARRIED WOMAN, 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:

Land in Davidson County, Tennessee, being Lot(s) 73, as shown on the map entitled Mill Run Subdivision, Phase 1-A, of record in Instrument No. 20010608-0060668, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to JOSHUA JONES AND MEREDITH JONES, HUSBAND AND WIFE, by deed from PRESTON W. PRUITT AND KAREN U. PRUITT, HUSBAND AND WIFE, of record in Instrument No. 20141024-0098191, dated October 23, 2014, said Register's Office.

This conveyance is subject to: 2015 property taxes which are due, but not yet delinquent; all matters as shown on the map entitled Mill Run Subdivision, Phase 1-A, of record as Instrument No. 20010608-0060668, Register's Office for said County; and any and all easements of record.

unimproved ☐

This is improved ☒ property, known as 132 Claybrook Lane, Antioch, TN 37013

(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.

Witness our hands this 19th day of October, 2015.

Joshua Jones

Meredith Jones By: Joshua Jones attorney-in-fact
Meredith Jones
By: Joshua Jones, her attorney-in-fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOSHUA JONES, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Office, this 19th day of October, 2015

Notary Public

PAUL F. SOPER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 3/6/18

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Joshua Jones, to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument on behalf of Meredith Jones as her duly appointed attorney in fact, and acknowledged that he executed the same as the free act and deed of the said Meredith Jones.

Witness my hand and official seal at Office, this 19th day of October 2015.

Notary Public

PAUL F. SOPER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 3/6/18