BILL GARRETT, Davidson County
Trans:T20160005507 DEEDWARR
Recvd: 01/21/16 08:55 2 pgs
Fees:13.00 Taxes:578.33
20160121-0006075

This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
Angellette N. Jones
DeMarcus E. Jones
205 Bonnalynn Drive
Hermitage, TN 37076-1143

SEND TAX BILL TO:
Peoples Home Equity, Inc.
150 N Seven Oaks Dr
Knoxville, TN 37922

MAP/PARCEL 074-12-0-120.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid to the undersigned, the receipt of which amount being hereby acknowledged, and other good and valuable consideration, **David McBride, a single man,** has this day bargained and sold, and does hereby transfer and convey unto **Angellette N. Jones, and DeMarcus E. Jones, wife and husband,** certain land situated in Davidson County, Tennessee, being more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 187 on the Plan of Section Two, Hermitage Hills Subdivision of record in Plat Book 2900, Page 94, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to David McBride by Deed from Murray D. McBride, executor of the Estate of Rosemary M. Charron of record in Book 10284, page 174, Register's Office for Davidson County, Tennessee, dated December 06, 1996 and recorded on December 09, 1996.

This is improved property known as: **205 Bonnalynn Drive, Hermitage, Tennessee 37076-1143**

TO HAVE AND TO HOLD said lands, including the appurtenances thereon situated, and all the right, title, estate and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever.

I COVENANT with the Grantees herein that I am lawfully seized and possessed of said lands in fee simple; that I have a good and lawful right to convey same; and I do warrant and will forever defend the title thereto against the lawful claims of all persons whomsoever.

REAL PROPERTY TAXES: The real property taxes for the year 2016 shall be prorated as of the date of this deed.

EASEMENTS AND RIGHTS OF WAY: This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in Book 2900, page 94, and encumbrances as may be shown of record in the office of the Register of Deeds where the real property is situated.

RULES AND REGULATIONS: This conveyance is made subject to all Governmental rules and regulations and all Davidson County Health Department rules and regulations.

POSSESSION: Possession to be given with delivery of deed.

WITNESS MY HAND on this the 19th day of January, 2016.

David McBride

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **David McBride,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that he executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 19th day of January, 2016.

NOTARY PUBLIC

GREGG W. CLARKE STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY My Commission Expires December 5, 2017

My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Wilson mpm

The actual value or consideration, whichever is greater, for this transfer is $156,305.00.

AFFIANT

Subscribed and sworn to before me this the 19th day of January, 2016.

NOTARY PUBLIC

My Commission Expires: _____

MATTHEW H. RYAN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY MY COMM. EXP. 6-26-2018

File No: 1581053