WARRANTY DEED

WILL KERBY
TENNESSEE NOTARY PUBLIC
My Comm Exp. June 30, 2019
COUNTY OF WILLIAMSON

File #2015-80

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $590,000.00.

Richard G. Jones

Affiant

Subscribed and sworn to before me on January 29, 2016.

Will Kerby

NOTARY PUBLIC
My Commission Expires: 6-30-19

BILL GARRETT, Davidson County
Trans:T20160008811 DEEDWARR
Recvd: 02/02/16 09:54 2 pgs
Fees:13.00 Taxes:2183.00
20160202-0009897

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
ASHWORTH LAW FIRM, PLLC
Robert C. Ashworth, Attorney at Law
237 2nd Avenue South
Franklin, TN 37064

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Richard G. Jones, III Angela M. Jones 1210 Forrest Avenue Nashville, TN 37206	Renasant Bank 2001 Park Place North Suite 150 Birmingham, AL 35203	083-09-0-113.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **DAVID PUNCOCHAR, UNMARRIED AND JENNIFER PUNCOCHAR, UNMARRIED**, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto **RICHARD G. JONES III AND ANGELA M. JONES, HUSBAND AND WIFE**, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot(s) 25, in Block 2, as shown on the map entitled Andrew Allison's Addition, of record in Plat Book 161, page 74, 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 DAVID PUNCOCHAR and JENNIFER PUNCOCHAR, by deed from FEDERAL NATIONAL MORTGAGE ASSOCIATION, of record in Instrument No. 20111123-0091910, dated November 22, 2011, said Register's Office. The said, David Puncochar and Jennifer Puncochar having since divorced on November 17, 2015 by Final Decree of Divorce and Marital Dissolution Agreement, Docket No. 15D-117 in the Fourth Circuit Court for Davison County, Tennessee at Nashville.

The conveyance of the above-described parcel of land is subject to the following:

1. The current year's property taxes have been prorated and paid or are assumed by Grantees; Subsequent taxes are assumed by the Grantees, including rollback taxes, if any.
2. Easements, setback lines, and all other matters as set forth on the above plan of record.
3. Any zoning, easements, covenants, conditions, restrictions, and other matters of record as may affect the premises.

This is Improved property known as 1210 Forrest Avenue, Nashville, TN 37206.

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 GRANTORS do covenant with the said GRANTEES that they 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 GRANTORS do further covenant and bind

themselves, their 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 on January 29, 2016.

Grantor:

David Puncochar

Grantor:

Jennifer Puncochar

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, **DAVID PUNCOCHAR AND JENNIFER PUNCOCHAR**, the within named bargainor, 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, at office, this 29th day of January, 2016.

Notary Public

My commission expires: My Commission Expires March 3, 2019

ROBERT ASHWORTH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY