BILL GARRETT, Davidson County
Trans:T20160009940 DEEDWARR
Recvd: 02/05/16 09:17 2 pgs
Fees:13.00 Taxes:704.30
20160205-0011260

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $190,350.00

Affiant

Subscribed and sworn to before me, this 1st day of February, 2016

Notary Public

MY COMMISSION EXPIRES: June 19, 2018
(AFFIX SEAL)

Emily Kornbau
State of Tennessee Notary Public
Sumner County
My Commission Expires June 19, 2018

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joshua Randles	New owner	093-05-2A
(NAME)	(NAME)	(MAP)
222 Polk Avenue #404		115.00-CO
(ADDRESS)	(ADDRESS)	(PARCEL)
Nashville, TN 37203-3591		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, Thomas Russell Jones, married, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Joshua Randles, a single man, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

A certain condominium located in Davidson County, Tennessee, being Unit No. 404 of Watauga Condominiums (formerly known as Polk Manor Condominiums), a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing Watauga Condominiums (formerly known as Polk Manor Condominiums) of record in Book 6339, Page 281, and amended in Book 6697, Page 889 and amended and restated in Instrument No. 20061025-0132105, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in said Master Deed.

Being the same property conveyed to Thomas Russell Jones by Warranty deed from Watauga Condominiums, Inc., A Tennessee Corporation of record in Instrument No. 20061103-0136767 Register's Office for Davidson County, Tennessee, dated October 27, 2006 and recorded on November 03, 2006..

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, known as: 222 Polk Avenue #404, Nashville, Tennessee 37203-3591

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.

JOY JONES, WIFE OF THOMAS RUSSELL JONES, HEREBY JOINS IN THIS CONVEYANCE FOR THE PURPOSE OF CONVEYING ANY AND ALL RIGHT, TITLE AND INTEREST SHE MAY HAVE IN THE SUBJECT PROPERTY BY REASON OF HER MARITAL STATUS OR OTHERWISE.

Witness my/our hand(s) this 29th day of January, 2016.

Thomas Russell Jones

Joy Jones

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Thomas Russell Jones, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the within named bargainor, and that he executed the foregoing instrument of his own free will for the purposes therein set forth.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 29th day of January, 2016.

Notary Public

My Commission Expires: 5/6/2019

John M. Wells
State of Tennessee Notary Public
Davidson County

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Joy Jones, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon her oath acknowledged herself to be the within named bargainor, and that she executed the foregoing instrument of her own free will for the purposes therein set forth.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 29th day of January, 2016.

Notary Public

My Commission Expires: 5/6/2019

John M. Wells
State of Tennessee Notary Public
Davidson County