Box 14
28180-5

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160025089 DEEDWARR
Recvd: 03/29/16 09:42 2 pgs
Fees:13.00 Taxes:3050.29
20160329-0029324

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$824,403.00**.

Affiant

Subscribed and sworn to before me, this the 25th day of March, 2016.

Notary Public

My commission expires:
(AFFIX SEAL)

HOUSTON W. HOWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2017

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Zachary Jones **Beth Jones**	**Bank of America, N.A.**	**064030B09400CO**
1156 Safety Harbor Cove	**PO Box 650070**	
Old Hickory, TN 37138	**Dallas, TX 75265-0070**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

David Carver and Debra Carver, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Zachary Jones and Beth Jones, husband and wife

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 No. 194, on the Final Plat of Phase Six, Section One, Brandywine Pointe, a Planned Unit Development, of record in Book 7900, Page 805, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to David Carver and Debra Carver, husband and wife, by Warranty Deed from Eva J. Faulkner, unmarried, of record in Instrument No. 20140327-0025220, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:

1) All matters shown on the plan of record in Book 7900, Page 805, Register's Office for Davidson County, Tennessee;

2) Declaration of Covenants, Conditions and Restrictions for Brandywine Pointe, Phase Six, Section One recorded in Book 9485, Page 885 and any amendments thereto, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

3) Terms and provisions of by-Laws of Brandywine Pointe Community Association, Inc., recorded in Book 10721, Page 835, Register's Office for Davidson County, Tennessee.

4) Terms and provisions of the Article of Incorporation of Brandywine Pointe Community Association, Inc., recorded in Book 9013, Page 39 and Book 9117, Page 77, Register's Office for Davidson County, Tennessee.

5) Easement recorded in Book 8148, Page 269, Register's Office for Davidson County, Tennessee.

6) Ground Lease recorded in Book 9128, Page 615, Register's Office for Davidson County, Tennessee.

7) The Brandywine Pointe Community Association Inc., Rules and Regulations of record in Instrument No. 20151207-0122778, Register's Office for Davidson County, Tennessee.

8) Taxes for 2016 which have been prorated and assumed paid by the Grantee herein and subsequent years, not yet due and payable.

This is improved (__X__) Unimproved (____) property, known as **1156 Safety Harbor Cove, Old Hickory, TN 37138**

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 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 my/our hand(s) this **25th** day of **March, 2016.**

David Carver

Debra Carver

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **David Carver and Debra Carver,** the within named sellers, 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 and official seal at Nashville, Tennessee, this **25th** day of **March, 2016.**

Notary Public

HOUSTON W. HOWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2017

My Commission Expires:_____