Davidson County DEEDWARRSP
Recvd: 03/30/16 15:02 3 pgs
Fees:18.00 Taxes:1202.13
20160330-0030204

SPECIAL WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $324,900.00

Affiant

Subscribed and sworn to before me, this 30th day of March 2016

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

KATHLEEN A. TOMLINSON NOTARY PUBLIC TENNESSEE LAND SHELBY WILSON COUNTY

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

ADDRESS OF NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Peter Charles Spratt	Franklin American Mortgage Co.	137-04-0B
(NAME) 2508 Arbor Pointe Cove	(NAME) 6100 Tower Cr., STE 600	(MAP) 004.00CO
(ADDRESS) Hermitage, TN 37076	(ADDRESS) Franklin, TN 37067	(PARCEL)
(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, **The Jones Company of Tennessee, L.L.C.**, a Missouri limited liability company, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Peter Charles Spratt, a married 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:

Land in Davidson County, Tennessee, being Lot No. 4 on the Plan of the Final Plat of Arbor Crest Subdivision, of record in Instrument Number 20071129-0138522, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more detailed description of said lot.

Being a portion of the same property conveyed to The Jones Company of Tennessee, LLC, a Missouri limited liability company by Warranty deed from KDS Investments General Partnership, a Tennessee general partnership of record in Instrument No. 20150129-0008531 Register's Office for Davidson County, Tennessee, dated January 26, 2015 and recorded on January 29, 2015.

Being also known as 2508 Arbor Pointe Cove, Hermitage, TN 37076.

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: 2508 Arbor Pointe Cove, Hermitage, Tennessee 37076

Grantor does hereby covenant with Grantee that Grantor has not made, done, executed, allowed or suffered any act, instrument or thing whatsoever whereby said land, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever; and Grantor does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to said land to said Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through or under said Grantor, but not otherwise.

Witness my/our hand(s) this 30th day of March, 2016.

The Jones Company of Tennessee, L.L.C.

By: _____
Deborah P. Buford, Assistant Vice President

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Deborah P. Buford with whom I am personally acquainted and who upon her oath acknowledged herself to be the Assistant Vice President of The Jones Company of Tennessee, L.L.C., the within named bargainor, a limited liability company, and that she as such Assistant Vice President being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by the said Deborah P. Buford as such Assistant Vice President..

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 30th day of March, 2016.

_____
Notary Public

STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: 5/22/17

True Copy Certification

I, Christi M. Johnston, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Wilson

Personally appeared before me, Gail Hudson[Name of Notary], a notary public for this county and state, Christi M. Johnston[Name of person making certification] who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

GAIL HUDSON
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 10-26-2019

My Commission Expires: _____

{Notary' Seal}