BILL GARRETT, Davidson County
Trans:T20160026420 DEEDWARR
Recvd: 04/01/16 10:46 2 pgs
Fees:13.00 Taxes:303.40
20160401-0030948

THIS INSTRUMENT PREPARED BY:
Midtown Title, LLC
1704 Charlotte Avenue #105
Nashville, Tennessee 37203
M16-1431

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Lawrence Burns Hattie Burns 126 Five Oaks Drive Nashville, TN 37217	New Owner	107-05-0A-126.00

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $82,000.00

Lawrence Burns
Affiant

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

Notary Public

My Commission Expires: _____
(Affix Seal)

C. M. CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged. We **Cedric L. Jones and Mar'keshia Jones, husband and wife,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Lawrence Burns and Hattie Burns, 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 Unit No. 126, on the Plan of Five Oaks, of record in Plat Book 5200, Page 355 and amended in Plat Book 5784, Page 521, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Cedric L. Jones, by Warranty Deed from Dana M. Calhoon and William Hatcher, dated December 29, 2006, of record in Instrument No. 20070102-0000407, Register's Office for Davidson County, Tennessee.

This is improved property located at: **126 Five Oaks Drive, Nashville, TN 37217**

Mar'Keshia Jones joins in the conveyance for the express purpose of relinquishing all his/her right, title and interest to said property, marital or otherwise.

This instrument was prepared from information supplied by the parties. No title examination, survey, or settlement has been performed and Midtown Title, LLC, shall not be responsible for any matter that could have been resolved by a title examination, survey, or settlement.

This conveyance is made subject to (1) Property taxes for the year 2016, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to Grantee who will be responsible for payment of said taxes. (2) all applicable zoning ordinances (3) utility, sewer, drainage and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (5) building restrictions, and (6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this **30th** day of **March, 2016.**

GRANTOR(S)

Cedric L. Jones 3/30/16
Cedric L. Jones

Mar'keshia Jones
Mar'keshia Jones

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Cedric L. Jones and Mar'keshia Jones** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as their free Act and Deed.

Witness my hand and official seal on this the **30th** day of **March, 2016.**

C.M. CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR 7 2017

Notary Public
My Commission Expires: