BILL GARRETT, Davidson County
Trans: T20160032534 DEEDWARR
Recvd: 04/20/16 14:10 2 pgs
Fees: 13.00 Taxes: 814.00
20160420-0038407

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way
Suite 202
Brentwood, Tennessee 37027
File No.: TN167287

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $220,000.00.

Tatika Jones
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of April, 2016.

PIPER L. NIEMANN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC

My commission expires: 03-10-19

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jeffrey Coburn Brandon, Jr. 955 Dalebrook Lane Nashville, TN 37206	F & M BANK 10 CADILLAC DRIVE SUITE 100 BRENTWOOD, TN 37027	08308023800

FOR AND IN CONSIDERATION of the sum of Two Hundred Twenty Thousand and 00/100 Dollars ($220,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **TATIKA JONES, UNMARRIED**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **JEFFREY COBURN BRANDON, JR.**, hereinafter called the Grantee(s), his heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being all of Lot No. 6, Rosebank Meadows. Phase One, of reocrd in Plat Book 9700, Page 531, Register's Office for said County, to which reference is made for a more complete and accurate description of said lot.

Being the same property conveyed to Tatika Jones, unmarried, by Warranty Deed from W. L. Bainbridge Inc., dated 7/31/2000, recorded 8/7/2000, of record in Instrument No. 20000807-0078145, in the Register's Office for Davidson County, Tennessee.

The address of the herein described property is believed to be 955 Dalebrook Lane, Nashville, TN 37206, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), his heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that she is lawfully seized and possessed of said real estate; that she have a good right to convey the same; and that it is unencumbered except by lien of the 2016 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenants and binds herself, her heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), his heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 18th day of April, 2016.

Tatika Jones
TATIKA JONES

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public, Tatika Jones, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 18th day of April, 2016.

PIPER L. NIEMANN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

Piper Niemann
Printed Notary Name

My commission expires: 03-10-19