WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160043489 DEEDWARR
Recvd: 05/24/16 10:41 2 pgs
Fees:13.00 Taxes:999.00
20160524-0051917

J CARLA IKARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$270,000.00~~

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 20th DAY OF MAY, 2016.

Notary Public

MY COMMISSION EXPIRES: 1-8-19

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Alexander M. Carey and Christine C. Carey	Same as Above	
(NAME)	(NAME)	126150A15000CO
8184 Settlers Way		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **JEFFREY JONES AND WIFE, AMANDA JONES**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ALEXANDER M. CAREY AND CHRISTINE C. CAREY, 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. 176 on the Plan of Section Three, Boone Trace at Biltmore, of record in Plat Book 9700, Pages 758 and 759, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Jeffrey Jones and wife, Amanda Jones by Warranty Deed from Jon Patterson (erroneously spelled Paterson on the current vesting deed) and wife, Jana Young Patterson recorded on the 30th day of October, 2012 in Instrument No. 20121030-0099201, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to 2016 Real Property taxes; all matters appearing on the plan of record in Plat Book 9700, Page(s) 758 and 759, said Register's Office; and restrictive covenants of record in Book 9342, Page 312, re-recorded in Book 9735, Page 931, as amended in Book 10032, Page 813 as supplemented in Book 11455, Page 443 and Instrument No. 20010717-0075902, said Register's Office; Charter recorded in Book 9607, Page 534, said Register's Office; Agreement for Dedication of Public Utilities Easement as set forth in instrument recorded in Instrument No. 20040204-0013636; Conveyance of open space common area by deed recorded at Instrument No. 20011119-0126831, said Register's Office.

This is improved x property, known as 8184 Settlers Way, Nashville, TN 37221 (unimproved)

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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.

Witness my hand this 20 day of May, 2016

JEFFREY JONES

AMANDA JONES

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jeffrey Jones and Amanda Jones, the bargainors, 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 20 day of May, 2016.

Commission expires:

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR 7, 2017

Notary Public