Return To:
Four Star Title, LLC
2506 N. Mt. Juliet Road
Mt. Juliet, TN 37122

16-0217

WARRANTY DEED

BMR16-6101

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $219,000.00

Affiant

Subscribed and sworn to before me, this 6th DAY OF June, 2016.

Notary Public

MY COMMISSION EXPIRES: 2/6/18

(AFFIX SEAL)

KIRK HUNNICUTT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Douglas Hough	USAA Federal Savings Bank (NAME)	
6101 Bent Wood Drive (ADDRESS)	10750 mc Dermott Freeway (ADDRESS)	
Antioch, TN 37013 (CITY) (STATE) (ZIP)	San Antonio Tx 78288 (CITY) (STATE) (ZIP)	164-13-0-A-008.00CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we ROBERT D. JONES, AN UNMARRIED MAN AND CANDICE OPARE-ADDO, AN UNMARRIED WOMAN, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto DOUGLAS HOUGH AND KIMBERLY HOUGH, hereinafter called the Grantee(s), their heirs and assigns, that 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. 8 on the Plan of Treehaven, Phase Two of record in Plat at Instrument No. 20000112-0004272, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Robert D. Jones, an unmarried man and Candice Opare-Addo, an unmarried woman by Warranty Deed from John Smith and wife, Jennifer Smith of record in Instrument No. 20090706-0062628, Register's Office for Davidson County, Tennessee, dated June 26, 2009 and recorded on July 06, 2009.

Robert D. Jones and Candice Opare-Addo are now married.

This conveyance is subject to A) property taxes, which have been prorated and assumed by the Grantee(s) herein; B) Instruments of record in Instrument Number 20000112-0004272, Book 11588, Page 484, as amended in Book 11669, page 376, Instrument No. 20010308-0021946, Instrument No. 20010504-0046260 and Instrument No. 20030527-0071168, Book 11648, Page 660 and Instrument No. 20010326-0028531, Book 11648, Page 662 and Instrument No. 20010504-0046261, Instrument Number 20010514-0049520, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 6101 Bent Wood Drive , Antioch, Tennessee 37013
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

BILL GARRETT, Davidson County
Trans:T20160050621 DEEDWARR
Recvd: 06/15/16 10:39 2 pgs
Fees:13.00 Taxes:810.30

20160615-0060499

Witness my/our hand(s) this 6th day of June, 2016.

Robert D. Jones

Candice Opare-Addo

STATE OF Tennessee
COUNTY OF Williamson

On this the 6th day of June, 2016, before me personally appeared Robert D. Jones, an unmarried man and Candice Opare-Addo, and unmarried woman, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 6th day of June, 2016.

Notary Public

My Commission Expires: 10.12.19

(SEAL)

LAURA PERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires

RETURN TO:
Homeland Title, LLC
1896 General George Patton
Franklin, TN 37067
Phone: (615)599-9959