THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 16057643** Davidson County DEEDWARR Recvd: 07/01/16 09:25 3 pgs Fees:18.00 Taxes:1034.15 **20160701-0067361**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $279,500.00. Affiant Subscribed and sworn to before me, this 28th day of June, 2016. Notary Public My Commission Expires:

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES SEPTEMBER 10, 2018

WARRANTY DEED

Address New Owner: Ricky A. Raines 220 KENNETT RD Old Hickory TN 37138-2115	Send Tax Bills To: PrimeLending, A PlainsCapital Company 17330 Preston Road, Suite 1603 Dallas, TX 75252	Tax Information: Tax Parcel ID No. 054-14-0-054.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Donald A. Jones and Marla S. Jones, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Ricky A. Raines**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 153, SECTION 7, BRANDYWINE FARMS, as shown on plat of record in Plat Book 4300, Page 65, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Donald A. Jones and wife Marla S. Jones by Warranty Deed from Robert Story and wife, Patricia Story, recorded on the 17th day of October, 2013 in Instrument No. 20131017-0108637, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2016 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION 7, BRANDYWINE FARMS, as recorded in Plat Book 4300, Page(s) 65.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 3816, Page 544, Book 6371, Page 372 and Book 6691, Page 977.

Easement and Maintenance Agreement for Sewage Pumps, Service Lines, Ingress and Egress and Appurtenances as set forth in instrument recorded in Instrument No. 20100315-0019442.

This is improved property located at 220 KENNETT RD Old Hickory TN 37138-2115

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 28th day of June, 2016.

Donald A. Jones By Justin Day
Donald A. Jones Attorney in Fact
By: Justin Day, Attorney in Fact

Marla S. Jones By Justin Day
Marla S. Jones Attorney in Fact
By: Justin Day, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Justin Day with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-fact for Donald A. Jones and Marla S. Jones, of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 28th day of June 2016.

Notary Public

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

True Copy Certification

I, Pam S. Atchley, 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 Robertson

Personally appeared before me, Frankie A. Matthews a notary public for this county and state, Pam S Atchley who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

FRANKIE A. MATTHEWS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

My Commission Expires: 3-24-20

Notary' Seal (if on paper)