WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20160057837 DEEDWARR
Recvd: 07/07/16 10:55 2 pgs
Fees: 13.00 Taxes: 336.70
20160707-0069537

Y-FSBO-16-902-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $91,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF JUNE, 2016.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 03-03-2020

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Chad Jones and Jessica Jones	**Fifth Third Mortgage Company, ISAOA**	
(NAME)	(NAME)	
902 Churchill Xing	**5001 Kingsley Drive**	**034-03-0B-902.00-CO**
(ADDRESS)	(ADDRESS)	
Madison, TN 37115-2278	**Cincinnati, OH 45227**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **ELIZABETH ANDERSON, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CHAD JONES AND JESSICA JONES, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

A certain condominium located in Davidson County, Tennessee, being Unit No. 902, Churchill Crossing Condominium as set forth in Master Deed recorded in Book 7792, Page 915; as amended in the following instruments of record in Book 7804, Page 616; Book 7845, Page 540; Book 10635, Page 110; Book 10996, Page 199; and Instrument Number 20050829-0103075; the plat of which is of record in Book 7900, Page 25, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Elizabeth Chalenburg, a single woman by Warranty deed from Mary E. Brewer, unmarried of record in Instrument No. 20090702-0061616 Register's Office for Davidson County, Tennessee, dated June 30, 2009 and recorded on July 02, 2009.

Elizabeth Chalenburg having since married and is now known as Elizabeth Anderson. This property has never been a primary or marital residence of grantor herein.

This conveyance is subject to:
- Taxes for the year 2016.
- All matters shown on the Plan of record in Plat Book 7900, Page 25, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Book 7792, Page 915; as amended in Book 7804, Page 616, Book 7845, Page 540; Book 10635, Page 110; Book 10996, Page 199 and Instrument No. 20050829-0103075, Register's Office for Davidson County, Tennessee.
- Charter of record in Book 7788, Page 924, in the Register's Office for Davidson County, Tennessee.
- Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **902 Churchill Xing, Madison, Tennessee 37115-2278**.

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.

Witness my/our hand(s) this the 30th DAY OF JUNE, 2016.

Elizabeth Anderson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ELIZABETH ANDERSON, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30th of June, 2016.

Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212