Hawaii ~

WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20160061915 DEEDWARR
Recvd: 07/19/16 10:26 2 pgs
Fees: 13.00 Taxes: 1036.00

20160719-0074086

State of ~~Tennessee~~

County of ~~Davidson~~ Maui ~

The actual consideration or value, whichever is greater, for this transfer is $280,000.00.

Affiant

Subscribed and sworn to before me, this the ~~14th~~ 13th day of July, 2016.

Notary Public

My commission expires: 2/19/2020

(AFFIX SEAL)

JERRILYN YUMOL NOTARY PUBLIC STATE OF HAWAII 12-10

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Jared Jones	New Owner	Map 141-15-0-C Parcel 010.00co
1125 Silverleaf Terrace		
Nashville, Tennessee 37221		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Jennifer Byler, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jared B. Jones, single man

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. 200 on the Plan of Phase "8" Rolling River Estates, of record in Book 5800, Page 148, amended in Book 6292, Page 571, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Justin Byler and wife, Jennifer Byler, by Deed dated May 27, 2004 from Robert E. Wajda, unmarried, of record in Instrument No. 20040621-0073260, Register's Office for Davidson County, Tennessee, and further by Quitclaim Deed dated July 12th 2016 from Justin Byler to Jennifer Byler, of record in Instrument No. 20160714-0072422, said Register's Office.

The conveyance of the above described parcel of land is subject to the following: (1) The Plan of record in Book 5200, Page 148, amended in Book 6292, Page 571, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. (2) Restrictive Covenants contained in instrument of record in Book 4788, Page 950, in Book 4871, Page 640, and in Book 4892, Page 679, Register's Office for Davidson County, Tennessee. (3) Declaration of Covenants, Conditions and Restrictions of Rolling River Estates, of record in Book 4892, Page 689, and made applicable to Phase 8 in Book 6001, Page 401, Register's Office for Davidson County, Tennessee. (4) By-Laws of Rolling River Estates Homeowners' Association, Inc. of record in Book 4892, Page 679, Register's Office for Davidson County, Tennessee. (5) Charter of Rolling River Estates Homeowners' Association, Inc. of record in Book 4892, Page 671, and in Book 8276, Page 552, Register's Office for Davidson County, Tennessee. (6) Taxes for the current year which have been prorated and assumed by the grantees herein.

This is improved (__x__) Unimproved (____) property, known as **1125 Silverleaf Terrace, Nashville, Tennessee 37221**

NOTARY PUBLIC CERTIFICATION

Jerrilyn Yumol Second Judicial Circuit

Doc. Description: Warranty Deed

No of Pages: 1 Date of Doc. undated

Notary Signature 7/13/2016 Date

JERRILYN YUMOL NOTARY PUBLIC STATE OF HAWAII 12-10

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 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/our hand(s) this ~~14th~~ 13th day of July, 2016.

Jennifer Byler

Jennifer Byler

Hawai'i

STATE OF ~~TENNESSEE~~)
COUNTY OF ~~DAVIDSON~~ Maui)

Personally appeared before me, a Notary Public of said County and State, **Jennifer Byler,** the within named seller, 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 official seal at Nashville, Tennessee, this ~~14th~~ 13th day of **July, 2016.**

Notary Public

My Commission Expires: 2/19/2020

Return to:

MAGNOLIA TITLE & ESCROW

1104 Fatherland Street
NASHVILLE, TN 37206

JERRILYN YUMOL NOTARY PUBLIC 82-70 STATE OF HAWAII

JERRILYN YUMOL NOTARY PUBLIC 82-70 STATE OF HAWAII

NOTARY PUBLIC CERTIFICATION
Jerrilyn Yumol Second Judicial Circuit
Doc. Description: To have and to hold the said tract of parcel land
No of Pages: 1 Date of Doc. undated

Notary Signature 7/13/2016 Date