WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $319,900.00

Affiant

Subscribed and sworn to before me, this 28th DAY OF July, 2016.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

TAHIRA J PYSZKA NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY MY COMMISSION EXPIRES 07-30-2017

SRN16-6808

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
Andrew Smith	Heritage Bank USA (NAME)	
6808 Sunnywood Drive (ADDRESS)	322 Main Street (ADDRESS)	
Nashville, TN 37211-8564 (CITY) (STATE) (ZIP)	Clarksville TN 37040 (CITY) (STATE) (ZIP)	181-01-0A-034.00CO

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 MARK E. JONES AND WIFE, TARA M. JONES, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto ANDREW T. SMITH AND ELIZABETH A. SMITH, HUSBAND AND WIFE, 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. 37 on the Plan of Section One, Sugar Valley, of record in Plat Book 9700, Page 374, as amended in Plat Book 9700, Page(s) 709 through 711, inclusive, 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 Mark E. Jones and wife, Tara M. Jones by Warranty Deed from Aaron D. Georgel and wife, Jiliene M. Georgel, of record in Instrument No. 20070110-0004324, Register's Office for Davidson County, Tennessee, dated January 10, 2007 and recorded on January 10, 2007.

This conveyance is subject to A) property taxes, which have been prorated and assumed by the Grantee(s) herein; B) Instruments of record in Plat Book 9700, Page(s) 709 through 711, inclusive and Plat Book 9700, Page 374, Book 11069, Page 14, Instrument No. 20000523-0051637, Instrument No. 20000410-0035790, Instrument No. 20030706-0093637, Instrument No. 20040203-0013041, Instrument No. 20040623-0074495, Instrument No. 20050106-0002201 and Instrument No. 20060322-0032693, Book 11069, Page 24, Book 11069, Page 6, Instrument No. 20000425-0041128, Book 9487, Page 901 and Book 9343, Page 202, Plat Book 421, Page 146, Book 5674, Page 863, Instrument No. 20050404-0036305, Instrument No. 20010404-0032941; Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 6808 Sunnywood Drive, Nashville, Tennessee 37211-8564
(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:T20160066416 DEEDWARR
Recvd: 08/02/16 12:47 2 pgs
Fees:13.00 Taxes:1183.63
20160802-0079726

Witness my/our hand(s) this 29th day of July, 2016.

Mark E. Jones

Mark E. Jones

Tara M. Jones

STATE OF Tennessee
COUNTY OF Davidson

On this 29th day of July, 2016, before me personally appeared Mark E. Jones and wife, Tara M. Jones 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 29th day of July, 2016.

Notary Public

My Commission Expires: 10.12.19

(SEAL)



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