BILL GARRETT, Davidson County
Trans:T20160076353 DEEDWARR
Recvd: 08/31/16 15:01 2 pgs
Fees:13.00 Taxes:721.50
20160831-0091560

This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
Christopher C. Mercer, Jr. &
1124 Pawnee Trail
Madison, TN 37115-5643

SEND TAX BILL TO:
~~New Owner~~ Peoples Home Equity
170 N. Seven Oaks
Knoxville TN. 37922

MAP/PARCEL 053-09-0B-207.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid to the undersigned, the receipt of which amount being hereby acknowledged, and other good and valuable consideration, **Andrea D. Jones, an unmarried woman,** has this day bargained and sold, and does hereby transfer and convey unto **Christopher C. Mercer, Jr., an unmarried man,** certain land situated in Davidson County, Tennessee, being more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 121 on the Plan of Cumberland Station at Wilson Camp, Section Seven of record in Plat at Instrument No. 20061010-0125617 and rerecorded in Instrument No. 20061010-0125619, 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 Andrea D. Jones, unmarried by Warranty deed from Phillips Builders, LLC of record in Instrument No. 20080331-0031654 Register's Office for Davidson County, Tennessee, dated March 21, 2008 and recorded on March 31, 2008.

This is improved property known as: **1124 Pawnee Trail, Madison, Tennessee 37115-5643**

TO HAVE AND TO HOLD said lands, including the appurtenances thereon situated, and all the right, title, estate and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever.

I COVENANT with the Grantees herein that I am lawfully seized and possessed of said lands in fee simple; that I have a good and lawful right to convey same; and I do warrant and will forever defend the title thereto against the lawful claims of all persons whomsoever.

REAL PROPERTY TAXES: The real property taxes for the year 2016 shall be prorated as of the date of this deed.

EASEMENTS AND RIGHTS OF WAY: This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in Instrument Number 20061010-0125617 rerecorded at Instrument No. 20061010-0125619, and restrictions in Instrument Number 20011015-

0112096, amended in Instrument No. 20020919-0114055, Instrument No. 20061024-0131769, Instrument No. 20060213-0017249, First Supplementary Declaration to DCCR Instrument No. 20020722-0087864, Second Supplementary Declaration to DCCR Instrument No. 20031030-0159799 and Book 10585, Page 496, and encumbrances as may be shown of record in the office of the Register of Deeds where the real property is situated.

RULES AND REGULATIONS: This conveyance is made subject to all Governmental rules and regulations and all Davidson County Health Department rules and regulations.

POSSESSION: Possession to be given with delivery of deed.

WITNESS MY HAND on this the 26th day of August, 2016.

Andrea D Jones

Andrea D. Jones

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Andrea D. Jones,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that he/she/they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 26th day of August, 2016.

NOTARY PUBLIC

GREGG W. CLARKE STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY My Commission Expires December 5, 2017

My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF Davidson

The actual value or consideration, whichever is greater, for this transfer is $195,000.00.

Christopher C. Murphree

AFFIANT

Subscribed and sworn to before me this the 26th day of August, 2016.

NOTARY PUBLIC

My Commission Expires: _____

GREGG W. CLARKE STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY My Commission Expires December 5, 2017

File No: 169604