# WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20160079244 DEEDWARR
Recvd: 09/09/16 12:40 2 pgs
Fees: 13.00 Taxes: 1632.44
20160909-0095128

LAURA WEMBY MARSHALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $441,200.00

Jordan T. Nye
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 15th day of July, 2016.

Laura Wemby Marshall
Notary Public

MY COMMISSION EXPIRES: 1/6/20
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Foundation Title & Escrow Murfreesboro , 450 St. Andrews Dr, Suite C, Murfreesboro, TN 37128

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NO(S). |
|---|---|---|
| Julia L. Stommes and Geoffrey T. Boyer | CMG Mortgage | 091 07 0Y 001.00 |
| (NAME) | (NAME) | |
| 5402 B Louisiana Avenue | 3160 Crow Canyon Rd, | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37209 | San Ramon CA 94583 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of Four Hundred Forty-One Thousand Two Hundred And No/100 Dollars ($441,200.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Ernest B. Jones and wife, Karen D. Jones**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Julia L. Stommes and Geoffrey T. Boyer, wife and husband**, 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 Unit B on the Plan of 5402 LA Cottages, a Horizontal Property Regime with Private Elements as described in Exhibit "B" and the declaration of covenants, conditions and restrictions for 5402 LA Cottages of record as Instrument No. 20150715-0069094, Register's Office for said County, to which reference is made for a more complete description.

Being a portion of the same property conveyed to Ernest B. Jones and wife, Karen D. Jones by Special Warranty Deed from Bancorpsouth Bank, a Mississippi Corporation dated August 15, 2011 and recorded August 25, 2011 as Instrument No. 20110825-0065877, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

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unimproved ☐

This is improved ☒ property, known as 5402 B Louisiana Avenue, Nashville, TN 37209

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, their heirs and assigns forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, has 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 our hands this 15th day of July, 2016.

/ Ernest B. Jones
Ernest B. Jones

/ Karen D. Jones
Karen D. Jones

STATE OF TENNESSEE

COUNTY OF ~~RUTHERFORD~~ WILLIAMSON

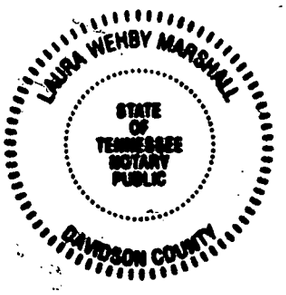
Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state, Ernest B. Jones and Karen D. Jones, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 15th of July, 2016.

Laura Wemby Marshall
Notary Public

My Commission Expires: 1/6/20

(SEAL)




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