WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160079264 DEEDWARR
Recvd: 09/09/16 13:19 2 pgs
Fees:13.00 Taxes:887.63
20160909-0095146

KAYLA R. ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
MACON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $239,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 26 DAY OF August, 2016.

Notary Public

MY COMMISSION EXPIRES: 11-2018
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jerry Jones and Annie Jones	IberiaBank Mortgage Co.	
(NAME)	(NAME)	
3468 Chandler Cove Way	P.O. Box 7171	173-16-A 226
(ADDRESS)	(ADDRESS)	
Cane Ridge, TN 37013	Little Rock, AR 72223	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **MARK A. MUNSON, A MARRIED MAN**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JERRY JONES AND ANNIE JONES, HUSBAND AND WIFE,** 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. 199 on the Plan of Hidden Creek, Phase 3, Section 2, of record in Instrument No. 20050714-0081683, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Mark A. Munson, an unmarried man by deed from Eric T. Iwahiro and wife, Jina Iwahiro, dated October 22, 2010, of record in Instrument No. 20101028-0086472, Register's Office for Davidson County, Tennessee. Mark A. Munson has since married. Lois A. Snyder-Munson joins in executing this deed, to convey any marital interest she may have in said property.

This conveyance is subject to 2016 real property taxes; all matters appearing of record in Instrument No. 20050714-0081683, said Register's Office; Restrictive Covenants of record in Instrument Nos. 20020514-0059176, 20030313-0033781, 20050308-0025065, 20050930-0117904, 20090908-0084135, and 20060828-0105538, said Register's Office; and Charter of record in Instrument Nos. 20030303-0027388 and 20081230-0123265, said Register's Office.

unimproved _
This is improved x property, known as 3468 Chandler Cove Way, Cane Ridge, TN 37013
(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 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, 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 hand this 26th day of August, 2016

MARK A. MUNSON

LOIS A. SNYDER-MUNSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mark A. Munson and Lois A. Snyder-Munson, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 26 day of August, 2016.

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR 7, 2017

Notary Public