Davidson County DEEDWARR
Recvd: 09/13/16 10:31 3 pgs
Fees:18.00 Taxes:2194.86
20160913-0096085

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Sumner
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $593,205.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 9TH DAY OF SEPTEMBER, 2016.

NOTARY PUBLIC

MY COMMISSION EXPIRES

RUTH M. FORAN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 11-16-2019

THIS INSTRUMENT PREPARED BY
Compass Land Title, LLC, 278 Franklin Road, Ste. 190, Brentwood, TN 37027
file # 16-2384H

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Billy J. Jones and Kimberlee Lynn Jones	Volunteer State Bank	054-14-0-066.00
25 Kennett Court	101 Highway 52 W	
Old Hickory, TN 37138-2111	Portland, TN 37148	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

THOMAS E. NOLEN AND WIFE, ROBBIN C. NOLEN

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

BILLY J. JONES AND WIFE, KIMBERLEE LYNN JONES

HEREINAFTER CALLED THE GRANTEE(S), 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. 164 on the Plan of Resubdivision Plat of Lot No. 164 and Reserved Parcel "A", Section 8, Brandywine Farms of record in Plat Book 4460, Page 10 and amended in Plat Book 4470, Page 167, 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 Thomas E. Nolen and wife, Robbin C. Nolen by Warranty deed from Ronnie Cowherd and wife, Barbara Cowherd of record in Book 9315, page 509, Register's Office for Davidson County, Tennessee, dated April 14, 1994 and recorded on April 18, 1994.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2016, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 4460, Page 10 and amended in Plat Book 4470, Page 167, Register's Office for Davidson County, Tennessee.

Restrictive Covenant for Detached Structure of record in Instrument Number 20010702-0069759, in the Register's Office for DavidsonCounty, Tennessee.

Restrictions of record in Book 3816, Page 544, as amended in Book 3886, Page 720, Book 4498, Page 896, Book 6371, Page 372, Book 6691, Page 977 and Book 9138, Page 45, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

Restrictions of record in Book 9315, Page 509, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

This is property known as 25 Kennett Court, Old Hickory, TN 37138-2111

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 in 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 on the 9th day of September, 2016.

Thomas E. Nolen

Robbin C. Nolen

STATE OF TENNESSEE

COUNTY OF ~~DAVIDSON~~ SUMNER

Personally appeared before me, a Notary Public of said County and State, THOMAS E. NOLEN AND ROBBIN C. NOLEN, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this 9th day of September, 2016.

Notary Public

My Commission Expires: _____

RUTH M. FORAN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 11-18-2019

File #: 16-2384H

RECORD & RETURN TO:

COMPASS LAND TITLE, LLC

278 Franklin Road, Ste. 190

Brentwood, TN 37027

COMPASS
– LAND TITLE –

TRUE COPY CERTIFICATION

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 1/26/19

