This Instrument Prepared By:
KRIS OLIVER, Attorney
Advance Title Services, LLC
2000 Glen Echo Rd. Ste. 100
Nashville, TN 37215

MAP/GROUP/PARCEL 05006005900

From Information Furnished by the Parties

NAME & ADDRESS OF NEW OWNER:
Kendra Guyton
3517 Standing Stone Drive
Nashville, TN 37207

SEND TAX BILLS TO:
New Owner

WARRANTY DEED

FOR AND IN THE CONSIDERATION OF TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/WE the undersigned, **KENT JONES, UNMARRIED** Grantor, have this day bargained and sold and do hereby transfer and convey unto **KENDRA GUYTON , AN UNMARRIED WOMAN** Grantee, His heirs and assigns, forever, the following described real estate situated in Davidson County, State of Tennessee, to-wit:

Land In Davidson County, Tennessee, being Lot No. 82 on the Plan of Village by the Creek, Section 12 of record in Plat Book 6900, Page 314 Register's office for said County to which reference is made for a more complete description.

BEING the same property conveyed to Kent Jones, unmarried, by Cash Deed for Tennessee, from Secretary of Housing and Urban Development, of Washington D.C., dated 07/08/2008, appearing of record in Instrument No. 20080722-0075015, of the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO:

; Subject to all matters shown on the Plan of record in Plat Book 6900, page 314, Register's Office for Davidson County, Tennessee.; Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments, and liens provided in the Covenants, Conditions and Restrictions of Village by the Creek Subdivision of record in Book 9288, page 559, all of the Register's Office of Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenant, condition or 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 CONVEYANCE IS MADE SUBJECT TO restrictive covenants, easements and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body, along with any easements and right of ways of public roads and utilities.

This is improved property known as 3517 Standing Stone Drive, Nashville, TN, 37207.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said Grantee, His heirs and assigns, forever.

The undersigned covenants with the said Grantee that He is lawfully seized and possessed of said parcel of real estate, and that He has a good and lawful right to convey the same; and that the same is unencumbered, except for the 2016 real property taxes which have been paid by the Grantor and prorated between the parties..

The undersigned further covenants and binds Himself, His heirs and assigns, to forever warrant and defend the title to the said real estate unto the said Grantee, His heirs and assigns, against the lawful claims of all persons, whomsoever.

BILL GARRETT, Davidson County
Trans:T20160088082 DEEDWARR
Recvd: 10/06/16 10:36 2 pgs
Fees:13.00 Taxes:451.40
20161006-0105739

Whenever used, the singular number shall include the plural, and the plural the singular, and the use of any gender shall be applicable to all genders.

Possession of said real estate is to be given by the Grantor(s) to the Grantee(s) with delivery of this deed.

IN WITNESS WHEREOF, the undersigned has executed this instrument on this the 3rd day of October, 2016.

Kent Jones

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Kent Jones, the within named bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument (WARRANTY DEED) for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at office this the 3rd day of October, 2016.

NOTARY PUBLIC

LISA WHITE STATE OF TENNESSEE NOTARY PUBLIC COMM. EXP. 06-30-2018 WILLIAMSON COUNTY

My Commission Expires: 6-30-18

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $122,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me this 3rd day of October, 2016.

NOTARY PUBLIC

JESSICA GRAHAM STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY My Commission Expires 05-20-2018

My Commission Expires:

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