Davidson County DEEDWARR
Recvd: 11/22/16 11:31 2 pgs
Fees:13.00 Taxes:555.00
20161122-0123277

Prepared by:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway Suite 140
Hendersonville, TN 37075

SHELLY M SMITH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-24-2018

STATE OF TENNESSEE
COUNTY OF SUMNER
The actual consideration or value, whichever is greater, for this transfer is $150,000.00.

Affiant

Subscribed and sworn to before me, this 18th day of November, 2016.

Notary Public
My commission expires: 4-24-18

05-1611-67042

Address of New Owner:	**Send Tax Bills to:**	**Tax Information:**
Jose Martinez Rodriguez 840 Irma Drive Antioch TN 37013	New Owner	148-12-0-108.00

1669166

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Dennis Jones and Alicia Jones, husband and wife**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Jose Martinez Rodriguez***, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to-wit:

*A married man

Land in Davidson County, Tennessee, being Lot No. 122, on the Plan of Debra Heights, Section Two, of record in Book 3700, Page 39, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Dennis Jones, an unmarried man by deed from Randall Shaw and wife, Karen Shaw, dated January 25, 2008, recorded January 31, 2008, of record in Instrument No. 20080131-0009915, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 840 Irma Drive, Antioch, TN 37013.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 18th day of November, 2016.

Dennis Jones

Alicia Jones

STATE OF Pennsylvania
COUNTY OF Erie

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Dennis Jones and Alicia Jones**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in ~~Hendersonville, TN~~ Erie, PA JC, this 18th day of November, 2016.

Jennifer Cerami

State of ~~Tennessee at Large~~ Pennsylvania JC

My Commission expires: August 26, 2018

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Jennifer Cerami, Notary Public
City of Erie, Erie County
My Commission Expires Aug. 26, 2018
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

True Copy Certification

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

Maxwell Coyle

State of Tennessee/County of Williamson SS:

Personally appeared before me, Shelly M Smith, a notary public for this County and State, Maxwell Coyle, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Shelly M Smith Commission Expires 4-24-2018

SHELLY M SMITH
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY