THIS INSTRUMENT PREPARED BY:
James L. Grillot
900 S. Gay Street, 4th Floor
Knoxville, TN 37902

AFTER RECORDING RETURN TO:

BridgeTrust Title Group

900 S. Gay Street, 4th Floor

Knoxville, TN 37902

Grantee:
Jerry W. Jarrett
2021 Jones Circle
Nashville, TN 37207

Send Tax Bills To:
Jerry W. Jarrett
301 Mill Pond Circle
Franklin, Tennessee 37069

Map & Parcel No.:
071-08-0-126.00

BILL GARRETT, Davidson County
Trans:T20160105713 DEEDWARR
Recvd: 12/01/16 11:42 2 pgs
Fees:13.00 Taxes:118.40
20161201-0126094

WARRANTY DEED

THIS INDENTURE, made and entered into this 18th **day of November, 2016** , by and between **Janice Poe Downs and Lisa Downs Harris**, as joint tenants, party of the first part, and **Jerry W. Jarrett and Deborah M. Jarrett**, husband and wife, party of the second part,

WITNESSETH: That for and in consideration of **THIRTY TWO THOUSAND AND 00/100 DOLLARS ($32,000.00)** cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee:

Land in Davidson County, Tennessee, being Lot No. 159 as shown on the map entitled Joywood Heights, Section 1, of record in Plat Book 1130, Pages 91 thru 93, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

This conveyance is made subject to applicable restrictions, building lines and all existing easements.

Being the same property conveyed to JANICE POE DOWNS AND DAUGHTER LISA DOWNS HARRIS, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP, by deed from JANICE POE DOWNS, of record in Instrument No. 20110408-0027452, dated April 7, 2011, Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF THE TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER WHO MAKES NO REPRESENTATION OTHER THAN THAT IT HAS BEEN ACCURATELY TRANSCRIBED FROM INFORMATION PROVIDED.

And the said party of the first part does hereby covenant with the said party of the second part that party of the first part is lawfully seized in fee of the aforedescribed real estate; that party of the first part has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto the party of the first part will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

Janice Poe Downs

Janice Poe Downs

Lisa Downs Harris

Lisa Downs Harris

STATE OF TENNESSEE, COUNTY OF Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and State, **Janice Poe Downs and Lisa Downs Harris,** the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person(s) executed the within instrument for the purposes therein contained.

Witness my hand, at office this 18th day of November, 2016.

Notary Public

My commission expires: 10/7/2019

BARBARA LUCCIOLA COKLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE, COUNTY OF Williamson

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$32,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

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

Notary Public

My commission expires: 10/7/2019

BARBARA LUCCIOLA COKLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

PROPERTY ADDRESS:
2021 Jones Circle
Nashville, TN 37207