NEW OWNER:

Sterling Turner
Angela Jones
5507 Cedar Ash Crossing
Antioch, TN 37013

SEND TAX BILLS TO:

New Owner

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

FILE NO: 16-1074

Map 163, Group 16-0-A, Parcel 084.00

Space for Recorder's Stamp

BILL GARRETT, Davidson County
Trans:T20160112527 DEEDWARR
Recvd: 12/21/16 13:38 3 pgs
Fees:18.00 Taxes:573.13
20161221-0134258

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **One Hundred Fifty-Four Thousand Nine Hundred and 00/100 Dollars ($154,900.00)** cash in hand paid, the receipt of which is hereby acknowledged, **SUSAN DAWN JENNINGS WEISNER, unmarried,** ("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **ANGELA J. JONES, A SINGLE WOMAN, AND STERLING W. TURNER, A SINGLE MAN,** ("Grantees"), their successors and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson County**, Tennessee, bound and described as follows, to-wit:

A certain townhome located in Davidson County, Tennessee, being Unit No. 204 of Provincetown a Planned Unit Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Declaration of Covenants, Conditions and Restrictions establishing Provincetown of record in Instrument No. 20031119-0168785 and revised in Instrument No. 20050609-0066104 in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, though, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit A to said Declaration of Covenants, Conditions and Restrictions; together with a percentage interest in the common

elements and voting percentage as set forth in said Declaration of Covenants, Conditions and Restrictions.

BEING the same property conveyed to Susan Dawn Jennings Weisner, by Warranty Deed from Centex Homes, a Nevada General Partnership, dated February 14, 2006, and of record Instrument No. 20060221-0019749, Register's Office for Davidson County, Tennessee.

This is IMPROVED property known as 5507 Cedar Ash Crossing, Unit 204, Antioch, Tennessee 37013.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantees, their heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantees that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representative, this 15th day of **December, 2016**.

Susan Dawn Jennings Weisner

SUSAN DAWN JENNINGS WEISNER

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, SUSAN DAWN JENNINGS WEISNER, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 15th day of **December, 2016**.

Jim Myers

NOTARY PUBLIC

My commission expires: _____

JIM MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-03-2020

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The actual consideration or value, whichever is greater, for this transfer is $ **154,900.00** .

AFFIANT

Sworn to and subscribed to before me this 16th day of **December, 2016**.

NOTARY PUBLIC

My commission expires: 7-6-20

