WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170004167 DEEDWARR
Recvd: 01/17/17 10:00 2 pgs
Fees:13.00 Taxes:480.63

20170117-0004691

G-NP-16-728

TAHIRA J. PYSZKA NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires 2017

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $129,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF MAY, 2016.

Notary Public

MY COMMISSION EXPIRES: 7-30-17
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Laura Braga	New Owner	
(NAME)	(NAME)	075-12-0-055.00
728 Netherlands Drive		
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076-2333		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 consideration, the receipt of which is hereby acknowledged, **LAUREN JONES, SINGLE, AND DEBRA LYNN EVANS JONES, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **LAURA BRAGA,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 72 on the Plan of Final Plat of Section Three, Meadows of Tulip Grove, of record in Plat Book 6900, Page 262, 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 Lauren Jones, unmarried and Debra Lynn Evans Jones, married by Special Warranty Deed from Federal Home Loan Mortgage Corporation by Chicago Title Insurance Company dba ServiceLink, a Corporation of record in Instrument No. 20080117-0005377, Register's Office for Davidson County, Tennessee, dated January 04, 2008 and recorded on January 17, 2008.

Said property was never marital residence of Debra Lynn Evans Jones. Debra Lynn Evans Jones is one of the same as Debra Evans Jones.

This conveyance is subject to:
- Taxes for the year 2016.
- Plan of record in Plat Book 6900, Page 262, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 6291, Page 899; amended in Book 6231, Page 154 and Book 9762, Page 248, in the Register's Office for Davidson County, Tennessee.
- Right of Way of record in Book 2545, Page 74, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **728 Netherlands Drive , Hermitage, Tennessee 37076-2333**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized 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; 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 GRANTEE(S), 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/our hand(s) this the 16th day of May, 2016.

Lauren Jones

Debra Evans Jones

STATE OF Michigan
COUNTY Clare

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LAUREN JONES, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument, and who acknowledged she executed the same as her free act and deed.

Witness my hand and official seal, this the 16th day of May, 2016.

Patricia S Sexton
Notary Public
My Commission Expires: 12-02-2020
(SEAL)

Patricia S. Sexton
NOTARY PUBLIC, STATE OF MICHIGAN
COUNTY OF CLARE
MY COMMISSION EXPIRES DECEMBER 2, 2020
ACTING IN THE COUNTY OF

CLARE COUNTY NOTARY PUBLIC STATE OF MICHIGAN

STATE OF Michigan
COUNTY Clare

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DEBRA EVANS JONES, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument, and who acknowledged she executed the same as her free act and deed.

Witness my hand and official seal, this the 16th day of May, 2016.

Patricia S Sexton
Notary Public
My Commission Expires: 12-02-2020
(SEAL)

Patricia S. Sexton
NOTARY PUBLIC, STATE OF MICHIGAN
COUNTY OF CLARE
MY COMMISSION EXPIRES DECEMBER 2, 2020
ACTING IN THE COUNTY OF

CLARE COUNTY NOTARY PUBLIC STATE OF MICHIGAN

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212