STATE OF TENNESSEE

COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $165,100.00

Affiant

Subscribed and sworn to before me, this 17th day of January, 2017.

Notary Public

My commission expires:

DANA DEENORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2020

BILL GARRETT, Davidson County
Trans:T20170005198 DEEDWARR
Recvd: 01/19/17 09:59 2 pgs
Fees:13.00 Taxes:610.87
20170119-0005849

THIS INSTRUMENT WAS PREPARED BY

Signature Title Services, LLC

640 Broadmor Blvd., Ste. 100

Murfreesboro, TN 37129

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Andrew Parker Jones **Heather Ann Jones**	NEW OWNER	**16513002500**
909 Stoneview Court	1312 McAlpine Ave	
Antioch, TN 37013	Nashville, TN 37216	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Timothy B. Gates, a married man

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Andrew Parker Jones and Heather Ann Jones, husband and wife

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A 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. 144 on the Plan of Peppertree Forest, Section Two of record in Plat Book 7900, page 176, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Timothy B. Gates, a married man, from Alphonso Jackson, Acting Security of Housing and Urban Development, of Washington, D.C., by Cash Deed for Tennessee, dated

Initial _____ Initial _____

July 30, 2004, of record in Instrument No. 20040805-0094516, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (_X_) unimproved (____) property known as 909 Stoneview, 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 and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 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/our hand(s) this 17th day of January, 2017.

Jim B Gates by Kathi Noes AIF

Timothy B. Gates by Kathi Noes, Attorney in Fact

Roberta Gates by Kathi Noes AIF

Roberta Gates by Kathi Noes, Attorney in Fact

State of Tennessee

COUNTY OF Rutherford

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee and Rutherford County, appeared Kathi Noes, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon her oath acknowledged herself to be the Attorney-In-Fact for Timothy B. Gates the within named bargainor, and that she as such Attorney in Fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name Timothy B. Gates , by the said Kathi Noes, as Attorney in Fact.

Witness my hand and official seal at office at Murfreesboro, Tennessee on this the 17th day of January, 2017.

Notary Public

DUSTIN SEWELL STATE OF TENNESSEE NOTARY PUBLIC BEDFORD COUNTY

My Commission Expires: 1-15-19

State of Tennessee

COUNTY OF Rutherford

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee and Rutherford County, appeared Kathi Noes, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon her oath acknowledged herself to be the Attorney-In-Fact for Roberta Gates the within named bargainor, and that she as such Attorney in Fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name Roberta Gates , by the said Kathi Noes, as Attorney in Fact.

Witness my hand and official seal at office at Murfreesboro, Tennessee on this the 17th day of January, 2017.

Notary Public

DUSTIN SEWELL STATE OF TENNESSEE NOTARY PUBLIC BEDFORD COUNTY

My Commission Expires: 1-15-19

Initial _____ Initial _____