prepared and Record and Return to:
Fearnley Martin & McDonald
25 Century Blvd, Ste 402
Nashville, TN 37214

Warranty Deed

BILL GARRETT, Davidson County
Trans:T20170017765 DEEDWARR
Recvd: 03/01/17 13:15 3 pgs
Fees:18.00 Taxes:567.95
20170301-0020329

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $153,500.00.

Affiant

Subscribed and sworn to before me, this the 22nd day of February, 2017.

Notary Public

My commission expires: 7.3.17

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Danny Jones Lynn Jones	owners at property address	
3401 Anderson Rd. Unit #22		136-15-0B-022.00-CO
Antioch, TN 37012		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **TERRELL AUBERT, UNMARRIED AND ERIKA MCGHEE DAVIES-VENN, MARRIED* (listed in prior deed as Erika M. McGhee)**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DANNY JONES AND LYNN JONES, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 22 on the Plan of a Horizontal Property Regime (Private Element), Phase I, Smith Springs Townhomes, Revision I, of record in Book 11700, Page 16, as revised in Book 11700, Page 42 and further revised by Revision 2 Plat of record in Instrument No. 20010629-0068936, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Terrell Aubert, unmarried and Erika M. McGhee, unmarried, joint tenants with rights of survivorship by Warranty deed from NVR, Inc., T/A Ryan Homes, a Virginia Corporation of record in Instrument No. 20000915-0092125 Register's Office for Davidson County, Tennessee, dated August 21, 2000 and recorded on September 15, 2000.

*Seller is married but represents that the property is not the residence of seller or seller's spouse.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 3401 Anderson Rd. Unit #22, Antioch, TN 37012.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 22nd day of February, 2017.

Terrell Aubert

Erika McGhee Davies-Venn

STATE OF ~~TENNESSEE~~ Texas LA
COUNTY OF ~~DAVIDSON~~ Harris RA

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Terrell Aubert and ~~Erika McGhee Davies-Venn~~, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 22nd day of February, 2017.

Ruthann Obidigbo
Notary Public

My Commission Expires:
April 21, 2019

RUTHANN OBIDIGBO
Notary Public, State of Texas
My Commission Expires
April 21, 2019

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 22nd day of February, 2017.

Terrell Aubert

Erika McGhee Davies-Venn

STATE OF ~~TENNESSEE~~ Georgia
COUNTY OF ~~DAVIDSON~~ Cobb

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named ~~Terrell Aubert~~ and Erika McGhee Davies-Venn, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 22nd day of February, 2017.

Notary Public

CHANTAL D JONES NOTARY PUBLIC COBB COUNTY, GEORGIA

My Commission Expires: 4/28/19