BILL GARRETT, Davidson County
Trans:T20170018746 DEEDWARR
Recvd: 03/03/17 14:27 2 pgs
Fees:13.00 Taxes:656.01
20170303-0021463

This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
Dustin E. Jones & Allison D. Jones
Corporation
820 Stoner Mill Lane
Hermitage, TN 37076

SEND TAX BILL TO:
Freedom Mortgage
907 Pleasant Valley Ave.
Ste. 3
Mount Laurel, NJ 08054

MAP/PARCEL 076-09-0-016.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid by hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Dawn Sharpton f/n/a Dawn Finnerty, married, hereafter called the GRANTORS,** have bargained and sold, and by these presents, do transfer and convey unto **Dustin E. Jones and Allison D. Jones, husband and wife, hereafter called the GRANTEE,** his heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 33 on the Plan of Section I, Stoner Mill of record in Plat Book 6900, Page (s) 824 and 825, 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 Dawn Finnerty by Quitclaim deed from Kevin Finnerty (being one and the same as Kevin Patrick Finnerty) of record in Instrument No. 20041230-0154839 Register's Office for Davidson County, Tennessee, dated December 30, 2004 and recorded on December 30, 2004.
This property is not the principal residence of Grantors, therefore their spouses do not have to join in conveyance.

This is improved property known as: **820 Stoner Mill Lane, Hermitage, Tennessee 37076**

THIS CONVEYANCE is made subject to all taxes, taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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, her heirs and assigns, forever; and,

GRANTORS do covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTORS, do further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said

GRANTEE. His heirs and assigns, against the lawful claims of all persons whomsoever.

Possession to be given 27th day of February, 2017.

WITNESS MY HAND on this the 27th day of February, 2017

Dawn Sharpton

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Wilson

Personally appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Dawn Sharpton and ,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that he/she/they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 27th day of February, 2017.

NOTARY PUBLIC

JODIE D. PELLEY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 9/22/2020

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Wilson

The actual value or consideration, whichever is greater, for this transfer is $177,300.00.

AFFIANT

Subscribed and sworn to before me this the 27th day of February, 2017.

NOTARY PUBLIC

My Commission Expires: 9/22/2020

JODIE D. PELLEY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

File No: 170060