1,000,000.00

SPECIAL WARRANTY DEED

KARA L. WALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-18-2018

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $1,000,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 21ST DAY OF APRIL, 2017.

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 17-8877 JONES CP CB

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Cynthia L. Jones	New Owner	157080A02300CO
22 Middleton Park Lane		
Nasvhille, TN 37215		

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

DAVID P. ROGERS, VICE PRESIDENT OF REGIONS BANK, TRUSTEE OF THE MARY HENRY KNESTRICK REVOCABLE TRUST DATED JULY 21, 2015

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

CYNTHIA L. JONES

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is property known as 22 Middleton Park Lane, Nasvhille, TN 37215

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging unto said Grantees, and the heirs and/or assigns of said Grantees, forever; and, the Grantor further covenants with the said Grantees that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it; and the same is unencumbered, unless otherwise herein set out. Grantor does further covenant and bind itself and its successors and assigns, to warrant the title to said property against the claims of all persons claiming, or to claim the same or any part thereof, by, through, or under the Grantor, but not otherwise. 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 hand on the 21st day of April, 2017.

David P. Rogers, Vice President of Regions Bank, Trustee of the Mary Henry Knestrick Revocable Trust dated July 21, 2015

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, David P Rogers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath, acknowledged himself to be the Vice President of Regions Bank, Trustee of the Mary Henry Knestrick Revocable Trust dated July 21, 2015, the within named barganor, a Trust, and that David P Rogers, acting in such capacity, and authorized so to do, executed the foregoing instrument in behalf of said Trust for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 21st day of April, 2017.

Notary Public _____

My Commission Expires: _____

CHAD I. PEARMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2020

BILL GARRETT, Davidson County
Trans: T20170035245 DEEDWARRSP
Recvd: 04/26/17 13:32 2 pgs
Fees: 13.00 Taxes: 3700.00
20170426-0041029

EXHIBIT A - LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot No. 23 on the Plan of Middleton, 3rd Revision, a planned unit development, of record in Book 6900, Page 900, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed by Executor's Quitclaim Deed from David M. Fry, as Executor of the Estate of Mary Henry Fry to David M. Fry, as Trustee of the Mary Henry Fry Family Trust, as recorded on the 22nd day of August, 2016 in Instrument No. 20160822-0087369; Warranty Deed from Maria A. Depaulo, married to Mary Henry Knestrick, an unmarried woman, as recorded on the 28th day of October, 2011 in Instrument No. 20111028-0084047 and Probate Docket #16P613, in the Register's Office of Davidson County, Tennessee.

Mary Henry Fry Family Trust changed its name by Trustee's Action to change name of Trust. The new name is now the Mary Knestrick Revocable Trust dated July 21, 2015.

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

a. County of Davidson taxes for the year 2017 and thereafter, not yet due and payable.

b. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

c. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of 3RD REVISION, MIDDLETON, A RESIDENTIAL PLANNED UNIT DEVELOPMENT, as recorded in Plat Book 6250, Page(s) 389, revised in Plat Book 6900, Page 204, Plat Book 6900, Page 257 and Plat Book 6900, Page 900, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

d. Covenants, Conditions and Restrictions as set forth in Declaration of Covenants , Conditions and Restrictions for Middleton recorded in Book 6522, Page 212, amended in Book 7119, Page 345, Book 9816, Page 844 and Book 10714, Page 744 , but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

e. Stormwater Detention Agreement as set forth in instrument recorded in Book 6505, Page 881.

f. Charter of Middleton Homeowners Association Inc. recorded at Instrument No. 20010327-0028930.

g. Deed of Conveyance(s) recorded in Book 8377, Page 774; Book 8377 Page 812 and Book 8377, Page 816.

h. Easement for Right-of-way to Middle Tennessee Electric Membership Corporation, recorded in Book 846, Page 834; Book 861, Page 90; Book 861, Page 92 and Book 893, Page 705.

i. Order Granting Petition for Declaratory Judgment recorded in Book 5282, Page 204.

j. Any facts, rights, interest, or claims as would be disclosed by an accurate survey of the land or inspection of the premises thereof.

k. Property taxes for the current year.