Prepared by:
Tennessee Title & Escrow Affiliates, LLC
7105 Crossroads Blvd, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $86,000.00

Affiant

Subscribed and sworn to before me, this 28th day of April, 2017.

Notary Public
My commission expires: 9-19-18

ANNETTE BELYEA STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

Davidson County DEEDWARR
Recvd: 05/02/17 10:42 3 pgs
Fees:18.00 Taxes:318.20
20170502-0042991

Address of New Owner:	Send Tax Bills to:	Tax Information
1242 Property Solutions, LLC 135 Brenda Lane Antioch, TN 37013	New Owner	148-14-0-165.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Vickie Garth Jones, f/k/a Vickie D. Garth,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **1242 Property Solutions, LLC,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 15 on the Revised Plat of Haywood Forest, Section 2, as of record in Book 5200, Page 225, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Beginning at a point in the southerly margin of Brenda Circle, at the common front corner of Lots 14 and 15; thence with the line between said lots, South 16 deg. 28 min 17 sec East 81.55 feet to a point, said point being the common rear corner of Lots 15 and 16; thence North 73 deg. 07 min 12 sec West 135.47 feet to a point in the easterly margin of Brenda Lane; thence North 16 deg. 52 min 48 sec East, 51.72 feet to a point at the beginning of a curve to the right having a radius of 25.00 feet a distance of 62.09 feet to a point in the southerly margin of Brenda Circle; thence with the margin of the same easterly 52.24 feet to the point of beginning.

Being the same property conveyed to Vicki D. Garth, unmarried, by Warranty Deed from Lana Hamlin Robbins and husband, Paul David Robbins, of record in Book 7818, Page 326 in the Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such liens, limitations, restrictions, and easements as may affect the premises.

This property is improved property known as **135 Brenda Lane, Antioch, TN 37013.**

This conveyance is subject to the following: (1) All matters appearing on the Plan of record in Book 5200, Page 225; (2) Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Restrictions for Haywood Forest of record in Book 5120, Page 742, but omitting any covenant, condition, or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United State Code, or (b) relates to handicap but does not discriminate against handicapped persons; (3) Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Restrictions for Haywood Forest Section 2 of record in Book 5480, Page 13, but omitting any

covenant, condition, or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United State Code, or (b) relates to handicap but does not discriminate against handicapped persons; All of record in the Register's Office for Davidson County, Tennessee.

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. Grantors covenant with Grantee(s) that Grantor(s) are 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(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this the 28th day of April, 2017.

Vickie Garth Jones, by Latoya R. Bell, her attorney in fact

Vickie Garth Jones, by Latoya R. Bell, her
Attorney in fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named, **Latoya R. Bell**, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the foregoing instrument for the purposes therein contained as the free act and deed of the said **Vickie Garth Jones,** and for the purposes therein contained by virtue of Power-of-Attorney duly executed by the said **Vickie Garth Jones,** and appearing of record in Instrument No. 20170501-0042562 of the Register's Office of Davidson County, Tennessee
Witness my hand and official seal at Brentwood, Tennessee, this the 28th day of April, 2017.

Notary Public

TREY CAIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON CO.

My Commission expires: 5/30/2017

FILE NO: 2017045166

True Copy Certification

I, Jonathan Tristan Jacobs, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN

County of Williamson

Personally appeared before me, Annette Belyea, a notary public for this county and state, [Jonathan Tristan Jacobs] who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Annette Belyea
Notary's Signature

My Commission Expires: 9-19-18
Notary' Seal (if on paper)

ANNETTE BELYEA
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON