BILL GARRETT, Davidson County
Trans:T20170040062 DEEDWARR
Recvd: 05/10/17 15:18 2 pgs
Fees:13.00 Taxes:854.70
20170510-0046621

THIS INSTRUMENT PREPARED BY:
Horizon Land Title, Inc.
1000 Pleasant Grove Place, Ste. 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER
James Caleb Scholze
121 Lakeside Court
Hermitage, TN 37076

MORTGAGEE
Farmington Mortgage
2002 Richard Jones Rd. #300A
Nashville, TN 37215

SEND TAX BILLS
Mortgagee

MAP-PARCEL:
086-10-0-A-006.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Ronald G. Jones and wife, Mariam Y. Jones,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **James Caleb Scholze, an unmarried man,** 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. 6 on the Plan of Hermitage Highlands, Plat Instrument No. 200304220052784, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Ronald G. Jones and wife, Miriam Y. Jones, by deed from Jeffrey L. Tidwell and wife, Shannon C. Tidwell, dated 09/29/2006, of record in Instrument No. 200610060124383, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including restrictive covenants of record in Instrument No. 200304160050698, HOA Charter in Instrument No. 200307080093272, Right of Way Easement in Instrument No. 200302200022711; easements, covenants conditions and all matters and notes as shown on the plan of record in Plat Instrument No. 200304220052784, Register's Office for Davidson, Tennessee.

This is the same description as in previous deed of record.

Property Taxes for the current year have been agreed to by the parties and will be paid for by the grantee.

This is improved property known as **121 Lakeside Court Hermitage, TN 37076.**

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 is 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 our hands this 8th day of May, 2017.

Ronald G. Jones

Mariam Y. Jones

STATE OF Tennessee
COUNTY OF Wilson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Ronald G. Jones and Mariam Y. Jones, the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 8th day of May, 2017.

NOTARY PUBLIC

STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 1.7.20

STATE OF Tennessee
COUNTY OF Wilson

The actual consideration or value, whichever is greater for this transfer is ~~$235,000.00~~ $231,000.00.

AFFIANT

Subscribed and sworn to before me this 8th day of May, 2017.

NOTARY PUBLIC

My Commission Expires: 9-7-2020

ANNE MARIE CHANDLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires September 7, 2020