Davidson County	DEEDWARR
Recvd: 05/23/17 14:30	3 pgs
Fees:18.00 Taxes:943.50	
20170523-0051257	

Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

STATE OF ~~TENNESSEE~~ California
COUNTY OF ~~WILLIAMSON~~ San Diego
The actual consideration or value, whichever is greater, for this transfer is $255,000.00.

Affiant

RAMONA KHYROLOMOOR
COMM. #2064738
NOTARY PUBLIC-CALIFORNIA
SAN DIEGO COUNTY
My Commission Expires
OCTOBER 31, 2018

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

Notary Public
My commission **expires:** Oct 31/2018

02-1705-50210

Address of New Owner:	Send Tax Bills to:	Tax Information:
Phillip R. Jones	New Owner	126-15-0-B-004.00 CO
7205 Explorer Trail		
Nashville TN 37221		

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Christian M. Nielsen and Amy J. Nielsen, husband and wife**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Phillip R. Jones and Marsha B. Jones, husband and wife**, hereinafter called the Grantees, their successors 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. 4, on the Plan of Section One, Lexington Point, of record in Instrument No. 20000830-0085624, Register's Office for said County, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Christian M. Nielsen and Amy J. Nielsen, husband and wife by deed from Jonathan Keith Gaddes and wife, Miranda C. Gaddes f/k/a Miranda C. Terry, dated July 7, 2014, recorded July 10, 2014, of record in Instrument No. 20140710-0060611, Register's Office for Davidson County, Tennessee.
>
> This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.
>
> This property is improved property known as 7205 Explorer Trail, Nashville, TN 37221.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 22rd day of May, 2017.

Christian M. Nielsen

Amy J. Nielsen

AK California
STATE OF ~~TENNESSEE~~ San Diego
AK
COUNTY OF ~~WILLIAMSON~~

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Christian M. Nielsen and Amy J. Nielsen**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in San Diego, CA, this 22rd day of May, 2017.

Notary Public

My Commission expires: Oct 31/2018

RAMONA KHYROLOMOOR
COMM. #2084738
NOTARY PUBLIC-CALIFORNIA
SAN DIEGO COUNTY
My Commission Expires
OCTOBER 31, 2018

True Copy Certification

I, Joe White, 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 Tennessee

County of Williamson

Personally appeared before me, Julie Dyess [Name of Notary], a notary public for this county and state, Joe White [Name of person making certification] who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 8/11/20

{Notary' Seal}

JULIE DYESS
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY