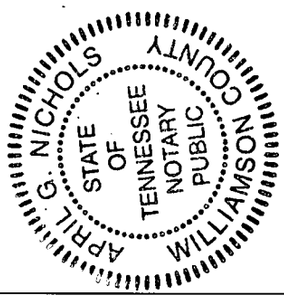
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $159,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of May, 2017

Notary Public

MY COMMISSION EXPIRES: 6-30-2019
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 2401 Memorial Blvd.
Springfield, TN 37172

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Jennifer Jones	SAME	43-9-93
(NAME)	(NAME)	
233 Cumberland Avenue		
(ADDRESS)	(ADDRESS)	
Madison, TN 37115		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20171128

For and consideration of the sum of ten 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, Thomas D. England , hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto Jennifer Jones, an unmarried woman, 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. :

Certain real property situated in Davidson County, Tennessee, and described as follows, to-wit:

Being Lot No. 15, Block D, on the Map of Woodlawn Estates, which is of record in Book 843, Page 82, Register's Office for Davidson County, Tennessee, to which record reference is hereby made for a more particular description thereof. Said Lot No. 15 fronts 50 feet on the North side of Cumberland Avenue and runs back between parallel lines 165 feet to a dead line.

Being the same property conveyed to Thomas D. England by Quitclaim Deed from Estate Mary Jo Dickerson Smith, Deceased, Robert Swayze, Administrator, dated October 29, 1999 and filed of record in Book 11726, Page 39, Register's Office for Davidson County, Tennessee. Shari D. England conveyed, any and all her interest by Quitclaim Deed to Thomas D. England, dated December 28, 1999 and filed of record in Instrument No. 20000106-0001956, said Register's Office.

Unimproved ☐

This is improved ☒ property, known as 233 Cumberland Avenue, Madison, TN 37115
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

BILL GARRETT, Davidson County
Trans:T20170050024 DEEDWARR
Recvd: 06/12/17 14:35 2 pgs
Fees:13.00 Taxes:591.63
20170612-0058774

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 31st day of May, 2017

Thomas D. England

STATE OF Tennessee)
County OF Robertson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Thomas D. England, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31st of May, 2017.

DON KEITH HEAD III
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
My Commission Expires 07-30-2017

Notary Public
My Commission Expires: