This instrument was prepared by:
DLO TITLE, LLC
101 SE Parkway Court, Ste 220
Franklin, TN 37064
2017050022

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, is $152,000.00

Sworn to and subscribed before me this 26th day of June, 2017.

Affiant- Heidelyn Jerez

Notary Public

BILL GARRETT, Davidson County
Trans:T20170054790 DEEDWARR
Recvd: 06/27/17 09:37 2 pgs
Fees:13.00 Taxes:562.40
20170627-0064403

R. MARK DOUGALL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-14-2019

Address of New Owner:	Send Tax Bills to:	Map-Parcel Numbers:
Heidelyn Jerez		163-160A-210.00-CO
5942 Monroe Crossing	New Owner	
Antioch, TN 37013		

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($ 10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Ondrea Black Ponton and husband Mark Henry Ponton** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Heidelyn Jerez unmarried** hereinafter called the Grantees, their heirs and assigns, a certain parcel of land in **Davidson** County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. 363 on the Plan of Final Plat First Revision of Phase 3-A Provincetown of record in Plat at Instrument No. 20060907-0110570, a revision of Instrument No. 20060824-0104715, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Anita Lester, Trustee by Quitclaim Deed from Ondrea Black Ponton, f/k/a Ondrea L. Black of record in Instrument No. 20130722-0075395, Register's Office for Davidson County, Tennessee, dated July 19, 2013 and recorded on July 22, 2013 and within the same deed the said Anita Lester, Trustee conveyed her interest in the subject property to Ondrea Black Ponton and husband, Mark Henry Ponton.

This is improved property known as **5942 Monroe Crossing, Antioch, TN 37013.**

This conveyance is made subject to:

Zoning; setback requirements; general utility, sewer and drainage easements of record; subdivision and/or condominium declarations, covenants, restrictions, and easements of record. Current year taxes are to be paid by ____Grantor __X__ Grantee.

TO HAVE AND TO HOLD said land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, their heirs and assigns, forever; and Grantor does covenant with said Grantee 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, except as otherwise herein set out. Grantor does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to said land to said Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the plural shall include the singular, the singular the plural, and the use of any gender is applicable to all genders.

WITNESS my hand, this 26th day of June, 2017.

Ondrea Black Ponton

Mark Henry Ponton

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for this county and state, Ondrea Black Ponton and Mark Henry Ponton, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that [s]he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 26th day of June, 2017.

Notary Public

R. MARK DOUGALL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-14-2019