Return To:
McCann & Hubbard
1804 Williamson Ct, Suite 201
Brentwood, TN 37027
615-377-3319

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $245,000.00.

Elizabeth H. Willis
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF JULY, 2017.

Emily Betts
Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

EMILY BETTS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires MAR. 9, 2020

B-KW-17-5011

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Kenneth Jones and Heather Jones	new owner	
(NAME)	(NAME)	**074-16-0-108.00**
5011 Bonnahill Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37076		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **THE HAAS TRUST, DATED 8/18/16, SUSAN HAAS, TRUSTEE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **KENNETH JONES AND HEATHER JONES, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 377 on the Plan of Section Five Hermitage Hills of record in Plat Book 3300, Page 1 and 2, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 377 fronts 82.5 feet on the Southerly margin of Bonnahill Drive and runs back between lines measuring 150.0 feet on the Westerly side and 150.8 feet on the Easterly side, to a dead line in the rear on which it measures 83.0 feet.

Being the same property conveyed to Kevin H. Haas and wife, Susan Oakley Haas by Warranty deed from David W. Cartwright and wife, Linda K. Cartwright of record in Book 7956, page 461, Register's Office for Davidson County, Tennessee, dated October 06, 1989 and recorded on October 06, 1989. The said Kevin H. Haas having since died.

Being the same property conveyed to The Haas Trust, dated 8/18/16, Susan Haas, Trustee by Quitclaim deed from Susan Oakley Haas of record in Instrument No. 20160822-0087319 Register's Office for Davidson County, Tennessee, dated August 18, 2014 and recorded on August 22, 2014.

This conveyance is subject to:
- Taxes for the year 2017, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 3300, Page (s) 1 and 2, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 3222, Page 154, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **5011 Bonnahill Drive, Nashville, Tennessee 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 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.

BILL GARRETT, Davidson County
Trans:T20170061260 DEEDWARR
Recvd: 07/18/17 11:20 2 pgs
Fees:13.00 Taxes:906.50
20170718-0072178

Witness my/our hand(s) this the 14th DAY OF JULY, 2017.

The Haas Trust, dated 8/18/16

BY: _____

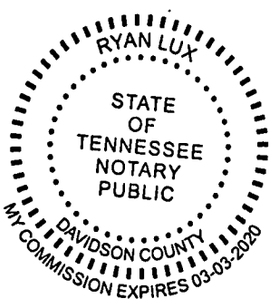
Susan Haas
Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Susan Haas, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Trustee of the HaasTrust, dated 8/18/16, and is authorized by the trust document to execute this instrument on its behalf.

Witness my hand and official seal, this the 14th of July, 2017.

_____
Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212