BILL GARRETT, Davidson County
Trans:T20170068139 DEEDWARR
Recvd: 08/07/17 15:14 2 pgs
Fees:13.00 Taxes:747.40
20170807-0080759

This instrument prepared by & return to: Providence Title, LLC
25 Century Blvd, Suite 402
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 3rd day of August, 2017, by and between Penny L Whitaker, a married woman, party of the first part, and Deborah C Jones, a single woman, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 102 on the Plan of Forest View Park, Section 5 of record in Plat Book 6250, Page 458 (erroneously referred to as Page 459 in prior deed), Register's Office for said County to which reference is made for a more complete description.

Being all or part of the same property conveyed to Penny L. Whitaker by virtue of that certain Warranty Deed dated March 29, 2004, and being of record at Instrument No. 20040405-0037804 in the Register's Office of Davidson County, Tennessee. Hall B. Whitaker joins in this conveyance with the intent to transfer any and all marital rights to the listed property.

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), her 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, except for year 2017 Davidson County real property taxes, being a lien not yet due and payable, subject to Restrictions of record at Book 6569, Page 290, and Book 6569, Page 294; 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), her heirs and assigns, against the lawful claims of all persons whomsoever.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Hall B Whitaker

Penny L Whitaker

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Hall B Whitaker and Penny L Whitaker, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 3rd day of August, 2017.

Notary Public

My Commission Expires: 9/25/19

VENIKKIA CUNNIGHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 9-25-2019

Property Owner & Address: Deborah C Jones

Tax Parcel No 15009017400

Property Address: 316 Cedarcliff Rd
Antioch, TN 37013

MAIL TAX
BILLS TO:

STATE OF Tennessee
COUNTY OF Williamson

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $202,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 3rd day of August, 2017.

Notary Public

My Commission Expires: 10/19/18

Emily Kornbau
State of Tennessee Notary Public
Sumner County
My Commission Expires June 19, 2018