Warranty Deed

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-3-2021

|STATE OF TENNESSEE
|COUNTY OF Davidson
|THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
|**$406,000.00**
|
|Affiant
|SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th day of August, 2017.
|
|NOTARY PUBLIC:
|MY COMMISSION EXPIRES: 5.3.21
| (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Emilee K. Warner 701 Maplewood Lane Nashville, TN 37216	CENTURY LENDING CO. 9931 CORPORATE CAMPUS DR. SUITE 1200 LOUISVILLE, KY 40223	061-06-029.00

For and in 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, we,

Aaron J. Jones and wife, Christine M. Jones

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Emilee Kellyn Warner, A Single Woman

Hereinafter called the grantees, their heirs and assigns, a certain tract or parcel of land in County, state of Tennessee, described as follows: To wit:

LAND in DAVIDSON COUNTY, TENNESSEE, Being Lot No. 2 on the plan of Kelley Subdivision, Part of Lot 2 on the Map of William Bradford Lane, of Record in Plat at Instrument Number 20040913-0110152, 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 Aaron J. Jones and wife, Christine M. Jones by Warranty Deed from Matthew Amaral and Laura Amaral, Husband and Wife, dated November 8, 2013 of record in Instrument Number 20131113-0117263, Register's Office for Davidson County, Tennessee

This instrument is being executed pursuant to a Power of Attorney of record in Instrument Number 20170815-0083391, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:

1) 2017 taxes and subsequent years.
2) Property is subject to all matters affecting said premises as shown on Plat of record in Instrument Number 20040913-0110152, Register's Office for Davidson County, Tennessee.
3) Property is subject to Restrictive Covenants for Detached Structure of Record in Instrument Number 20051121-0140297, Register's Office for Davidson County, Tennessee.
4) Property is subject to a 10' Sewer Easement shown on Plat of record in Instrument Number 20040913-0110152, said Register's Office.
5) Any and all restrictions, conditions, and easements of record.

This is improved property known as: **701 Maplewood Lane, Nashville, TN 37216**
(House Number) (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 we do covenant with the said GRANTEES 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 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.

BILL GARRETT, Davidson County
Trans:T20170070461 DEEDWARR
Recvd: 08/15/17 08:10 2 pgs
Fees:13.00 Taxes:1502.20

20170815-0083392

Witness our hand(s) this 10th day of August, 2017.

Aaron J. Jones by Christine M. Jones, Attorney in Fact

Aaron J. Jones by Christine M. Jones, Attorney in Fact Christine M. Jones

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Christine M. Jones, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 10th day of August, 2017.

NOTARY PUBLIC

SUSAN FRENSLEY NEWTON
TENNESSEE NOTARY PUBLIC
My Comm Exp. SEPTEMBER 11, 2017
COUNTY OF DAVIDSON

My Commission Expires: 9-11-17

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Christine M. Jones, Attorney-in-Fact for Aaron J. Jones, the Bargainor, with whom I am personally acquainted, or whose identity was proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the foregoing instrument for the purposes therein contained, and as Attorney-in-Fact on behalf of Aaron J. Jones for the purposes therein contained.

WITNESS my hand and official seal this 10th day of August, 2017.

NOTARY PUBLIC

SUSAN FRENSLEY NEWTON
TENNESSEE NOTARY PUBLIC
My Comm Exp. SEPTEMBER 11, 2017
COUNTY OF DAVIDSON

My Commission Expires: 9-11-17

PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076