Prepared By & Return To:
Tennessee Title Services, LLC
101 Springhouse Court, Suite 202
Hendersonville, TN 37075
17-0943HV

Davidson County DEEDWARR
Recvd: 09/05/17 15:00 3 pgs
Fees:18.00 Taxes:967.55
20170905-0091254

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $261,500.00.

Affiant

KIMIE PEEPLES NOTARY PUBLIC TENNESSEE COUNTY OF WILSON MY COMM. EXP. FEBRUARY 22, 2020

SUBSCRIBED AND SWORN TO BEFORE ME THIS 31st day of August, 2017.

Notary Public
Commission Expires: 2/22/20

Address of New Owner	Send Tax Bills To:	Map & Parcel
Rickey G.Jones 4342 Enchanted Circle Nashville, TN 37218	Primary Residential Mortgage, 1480 North 200 West Salt Lake City, UT 84116	069-02-0-041.00

WARRANTY DEED

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, I/WE,

Sherry R. Campbell and Thanita Y. Sweat, as joint tenants with right of survivorship

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Rickey G. Jones, married man

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:

LAND in Davidson County, Tennessee, being Lot No. 79 on the Plan of Enchanted Hills, Section 2, of record in Plat Book 3700, Page 27, as amended in Book 3964, Page 387, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of said lot.

BEING the same property conveyed to Rosie Sweat, Sherry R. Campbell and Thanita Y. Sweat, as joint tenants with right of survivorship, by Quitclaim Deed from Rosie Sweat, dated 1/5/12 and recorded 1/5/12 in Instrument Number 20120105-0001162; and the same property previously conveyed to Robert Sweat and wife, Rosie Sweat by Warranty Deed from Welcome Mat, LLC, dated 8/25/08 and recorded 9/3/08 in Instrument Number 20080903-0090381, Register's Office for Davidson County, Tennessee.
The said Rosie Sweat having since died on 8/15/16 leaving Sherry R. Campbell and Thanita Sweat as the surviving tenants.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 4342 Enchanted Circle, Nashville, TN 37218.

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 31st day of August, 2017.

Thanita Sweat

Thanita Sweat

Sherry R. Campbell

Sherry R. Campbell

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Sherry R. Campbell and Thanita Y. Sweat, as joint tenants with right of survivorship** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Hendersonville, Tennessee this 31st day of August, 2017.

Brenda Huntsman

Notary Public
My Commission Expires: 11/20/18

BRENDA HUNTSMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

(Notary Seal)

TRUE COPY CERTIFICATION

I, Jill Simmons, do hereby make oath that I am a license attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Jill Simmons

Signature

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, Sheila McCord, a notary public for this county and state, Jill Simmons who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My commission expires: 3/19/19

