G#30128-3

Box#14

WARRANTY DEED

Bill Garrett Davidson County
Batch# 11673 DEEDWARR
10/11/2017 09:23:19 AM 2 pgs
Fees: $13.00 Taxes: $814.00

20171011-0104172

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$220,000.00**.

Jordan Boyd Jones
Affiant

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Subscribed and sworn to before me, this the **10th** day of **October,** 2017.

Notary Public

My commission expires: 1/17/21
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Ashley Jones **Jordan Boyd Jones**	**Bank of America, N.A.**	**Map 171-02-0-A Parcel 072.00**
218 Glenstone Circle	**P.O. Box 650070**	
Brentwood, TN 37027	**Dallas, Texas 75265-0070**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Zachary C. Jones and wife, Elizabeth B. Jones

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jordan Jones and Ashley Jones, husband and wife

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:

A Condominium Apartment in Davidson County, Tennessee, being Unit No.72 of Brentwood Villa, Phase 3B, a Horizontal Property Regime, pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Book 6900, Page 4, amended in Book 6900, Page 329, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartments appurtenant undivided interest in the general and limited common elements of the Condominium.

BEING all of the same property conveyed to Zachary C. Jones and wife Elizabeth B. Jones, by Warranty Deed from Leslie Petrus, unmarried, dated September 2, 2014, of record in Instrument No.20140905-0081633, Register's Office for Davidson County, Tennessee.

THIS instrument is being executed on behalf of Zachary C. Jones, pursuant to a Power of Attorney executed by same on the 5th day of October, 2017, of record in Instrument No. 20171011-0104171, Register's Office for Davidson County, Tennessee.

The herein described property is not now nor ever has been the principal place of residence of the grantor herein.

1) All matters shown on the Plan of record in Book 6900, Page 329, amended in Book 6900, Page 4, said Register's Office for Davidson County, Tennessee;
2) By-Laws of Brentwood Villa Homeowners' Association, Inc., of record in Book 6923, Page 986, and as amended in Book 7423, Page 567, and in Book 8074, Page 564, Register's Office for Davidson County, Tennessee;
3) Charter of Brentwood Villa Condominium Association, Inc., of record in Book 6936, Page 895, and as amended in Book 8267, Page 270, and in Book 7998, Page 249, Register's Office for Davidson County, Tennessee;
4) THIS conveyance is subject to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof, of record in Book 6923, Page 986, and as amended in Book 7423, Page 567, and in Book 8074, Page 564, said Register's Office; also subject to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Brentwood Villa Condominiums, of record in Book 6923, Page 943, and as amended in Book 7035, Page 115, and in Book 7101, Page 730, and re-recorded in Book 7143, Page 18, and further amended in Book 7266, Page 84,and in Book 7423, Page 567and in Book 7423, Page 574, and Appointment of Substitute Trustee in Instrument No. 20071022-0124551, all of record in said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantees herein;
5) Taxes which have been prorated and assumed by the Grantee's herein, and subsequent years, not yet due and payable.

This is Improved (_X_) Unimproved (____) property, known as **218 Glenstone Circle, Brentwood, TN 37027**

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 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.

Witness my/our hand(s) this **10th** day of **October, 2017.**

Zachary C. Jones by: Elizabeth B. Jones, Atty in fact
Zachary C. Jones
By: Elizabeth B. Jones, Attorney in Fact

Elizabeth B. Jones
Elizabeth B. Jones

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Elizabeth B. Jones,** the within named seller, with whom I am personally acquainted (or 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 and official seal at Nashville, Tennessee, this **10th** day of **October, 2017.**

Notary Public

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: 1/17/21

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State aforesaid, the within named **Elizabeth B. Jones**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the **Attorney-In-Fact for Zachary C. Jones** , and that she as such **Attorney-In-Fact** executed the foregoing instrument on behalf of and as the personal act and deed of the said **Zachary C. Jones** for the purpose therein contained, by signing the name of by herself as **Zachary C. Jones Attorney-In-Fact**.

Witness my hand and official seal at Nashville, Tennessee, this **10th** day of **October, 2017.**

Notary Public
My Comm Exp. 1/17/21

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY