Midtown Title, LLC
313 E. Main Street, Suite 2
Hendersonville, TN 37075

Bill Garrett Davidson County
Batch# 48369 DEEDWARR
01/17/2018 02:02:57 PM 2 pgs
Fees: $13.00 Taxes: $710.40
20180117-0004870

This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203

File Number: 1-17-1230

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $192,000.00

Affiant

CARRIE CALLAHAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Subscribed and sworn to before me, this the 8th day of January, 2018

Notary Public
My Commission Expires: 3/8/2021

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Bobby Phillips 1319 Apache Lane Madison, TN 37115	PrimeLending, a PlainsCapital Company P.O. Box 796788 Dallas, TX 75379	053-00-0-028

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Kenneth Hellie Jones, married**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Bobby Phillips, a single man**, hereinafter called the Grantee(s), his 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. 1 on the Plan of Final Plat of Apache Close, as shown on plat of record in Plat Book 8250, Page 539, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed by Executor's Deed from Kenneth H. Jones, Executor of the Estate of Mary W. Jones, Deceased to Kenneth Hellie Jones as recorded on the 11th day of August, 2016 in Instrument No. 20160811-0083652 and Warranty Deed from Daryl M. Adler, unmarried to J.O. Jones, and wife, Mary W. Jones as recorded on the 12th day of August, 1996 in Deed Book 10152, Page 973, in the Register's Office of Davidson County, Tennessee.

Subject property is not the marital residence of the Grantor, nor of Grantor's spouse or any dependents.

This Instrument executed on behalf of Kenneth Hellie Jones by Linda Jones pursuant to the Power of Attorney of record in Instrument No. 20180117-0004869, Register's Office for Davidson County, Tennessee. The affidavit of said Attorney in Fact is attached as Exhibit "A" to this instrument and incorporated herein by reference.

This is ☒ improved or ☐ unimproved property located at: **1304 Apache Lane, Madison, TN 37115.**

This conveyance is made subject to 1) Property taxes for the year 2018 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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

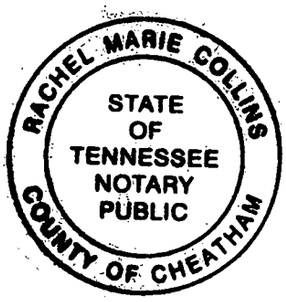
IN WITNESS WHEREOF, Grantor has executed this instrument on this 8th day of January, 2018.

Kenneth Hellie Jones
By Linda Jones as his attorney in fact.
Kenneth Hellie Jones
by Linda Jones as his attorney-in-fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Linda Jones, the within named bargainor(s), with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of Kenneth Hellie Jones, as Attorney-in-Fact and as the free Act and Deed of the said Principal.

WITNESS my hand and seal at office this 8th day of January, 2018.



Rachel Marie Collins
Notary Public
My Commission expires: 3-21-20