Name and Address of New Owner:
Jessica Powell Jones and Chad Joseph Jones
319 Dorr Drive
Goodlettsville, TN 37072

Send Tax Statements To:

new owners

Bill Garrett Davidson County
Batch# 55948 **DEEDWARR**
02/06/2018 02:53:10 PM 2 pgs
Fees: $13.00 Taxes: $762.20

20180206-0012067

THIS INSTRUMENT PREPARED BY:
(~~Please Return Document to this Address~~)
J.D. Kious, Attorney
Lawyers Land & Title Services, LLC
500 North Walnut St.
Murfreesboro, TN 37130
File No.: NR-18010017

Map and Parcel: 018 12 0A 035.00

WARRANTY DEED

For and in consideration of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Margaret D Russell, an unmarried woman**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto **Jessica P. Jones and Chad J. Jones, wife and husband**, 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, and being all of Lot No. 35, Section One, Final Plat, Emerald Cove, according to survey and plat of same appearing of record in Book 6900, page 629-631, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more accurate and complete description of said lot.

Being the same property conveyed to Margaret D. Russell by Warranty Deed filed for record on February 24, 2004 in Instrument Number 20040224-0020699, of the Register's Office of Davidson County, Tennessee.

This conveyance is subject to the following Covenants, Conditions and Restrictions of Emerald Cove of record in Book 7511, page 581, Registers Office for Davidson County, Tennessee; All matters as set forth per Book 6900, page 629-631; Agreement for Dedication for Easement for Sanitary Sewers of record in Book 4956, page 181; Deed of Dediciation for the Utility District of record in Book 7653, page 282, said Register's Office.

This conveyance is further subject to: (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as: 319 Dorr Drive, Goodlettsville, TN 37072

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 I do covenant with the said GRANTEES that I am 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 I do further covenant and bind myself, my heirs and assigns, 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.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: M-RUP-17-319

WITNESS my hand this 1st day of February, 2018.

Margaret D Russell

State of Tennessee

County of Rutherford

Personally appeared before me, Margaret D Russell with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 1st of February, 2018.

Notary Public
My Commission Expires: 5.19.19

LISA CONNALLY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $206,000.00.

Affiant Signature

Subscribed and sworn to before me, this 1st day of February, 2018.

Notary Public
My Commission Expires: 7/6/20

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
Commission Expires 07-06-2020