Bill Garrett Davidson County
Batch# 65770 DEEDWARR
03/06/2018 10:43:52 AM 2 pgs
Fees: $13.00 Taxes: $740.00

20180306-0020981

This instrument prepared by ~~& return to:~~ Providence Title, LLC
25 Century Blvd, Suite 402
Nashville, TN 37214

Record and Return To:
Limestone Title & Escrow, LLC
3173 South Church Street
Murfreesboro, TN 37127

WARRANTY DEED

THIS INDENTURE made and entered into this 28th day of February, 2018, by and between Corrice D Thompson and wife, Marsha R Thompson, party of the first part, and Quinton Akeem Jones and Mariah Elisha Shepherd, husband and wife, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

LAND in Davidson County, Tennessee, being Lot 112 on the Final Plat of Phase 4,5,6 of Brookview Subdivision, of record in Instrument No. 20060303-0025044, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.

FOR INFORMATION PURPOSES ONLY: 2885 Creekbend Drive, Nashville, TN

Being all or part of the same property conveyed to Corrice D. Thompson and Marsha R. Thompson by virtue of that certain Warranty Deed dated September 21, 2007, and being of record at Instrument No. 20070925-0114147 in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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, except for year 2018 Davidson County real property taxes, being a lien not yet due and payable and subject to Restrictions of record in Instrument Numbers: 20050207-0013977, 20050311-0027337, 20060512-0055855 and 20060512-0055856 and Agreement in Instrument Number 20050208-0014672 and Quit Claim Deed to Homeowners Association of record in Instrument Numbers: 20060512-0055853, 20060512-005585 and 20090204-0009585, said Register's Office for said County, TN; 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 GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Corrice D Thompson

Marsha R Thompson

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Corrice D Thompson and Marsha R Thompson, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 28th day of February, 2018.

Notary Public

VENIKKIA BRANCH STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

My Commission Expires: 9/25/15

Property Owner & Address: Quinton Jones and Mariah Shepherd

Tax Parcel No 059040A11600CO

Property Address: 2885 Creekbend Drive
Nashville, TN 37207

MAIL TAX
BILLS TO: NEW OWNERS

STATE OF Tennessee
COUNTY OF Davidson

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $200,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 28th day of February, 2018.

Notary Public

My Commission Expires: 10-11-21

JILL RODRIGUEZ STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY