Bill Garrett Davidson County
Batch# 75285 DEEDWARR
04/02/2018 11:17:01 AM 2 pgs
Fees: $13.00 Taxes: $780.70
20180402-0030166

This Instrument Prepared by & Return to:
Homestead Title & Escrow, LLC
405 Two Mile Pike, Suite F
Goodlettsville, TN 37072

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Robert & Banafsheh Jones 904 Libby Lane Hermitage, TN 37076	Franklin American Mortgage Company 6100 Tower Circle, Suite 600 Franklin, TN 37067	075110-28100

THIS INDENTURE, made this 30th day of March, 2018 between

Emily Reed fka Emily Gammel, married

of Davidson County, Tennessee, hereinafter referred to as **Grantor**, and

Robert Jones and Banafsheh Jones, husband and wife

of Davidson County Tennessee, hereinafter referred to as **Grantee**.

WITNESSETH: that said Grantor, for and in consideration of the sum of ONE AND 00/100 DOLLAR ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto the said Grantee the following described premises situated in Davidson County, Tennessee, to wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 64 on the Plan of Final Plat, Meadows of Tulip Grove, Section Three, of record in Plat Book 6900, Page 262, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Emily Gammel by Quitclaim Deed dated 11/6/12 from Jimprancy Price of record in Instrument No. 20121211-0113919, by Warranty Deed dated 8/24/12 from Charlotte T. Broadway, unmarried of record in Instrument No. 20120828-0077216, Register's Office for Davidson County, Tennessee.

This property is not and has never been the marital residence of the spouse of Emily Reed and as such is not subject to homestead, dower or other marital interest as contemplated by T.C.A. 26-2-307 or other similar statutes.

This is (X) improved ( ) unimproved property known as: 904 Libby Lane, Hermitage, TN 37076.

THIS CONVEYANCE is made subject to restrictive covenants, easements, and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate, title, and interest thereunto belonging unto the said Grantee, his/her heirs and assigns forever.

And said Grantor does hereby covenant with said Grantee, that Grantor is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except the 2018 real property taxes which are to be prorated between the parties and which Grantee assumes and agrees to pay, and that Grantor will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said Grantor hereunder sets his/her hand and seal the day and year first above written.

Emily Reed

Emily Reed

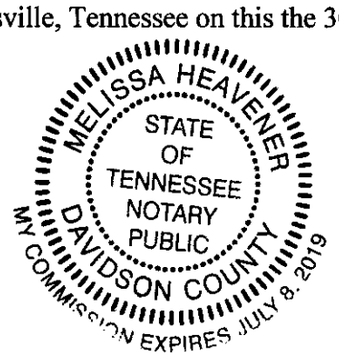
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Emily Reed, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office in Goodlettsville, Tennessee on this the 30th day of March, 2018.

Melissa Heavener

Notary Public
My Commission Expires: 7/8/19



STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $211,000.00.

Emily Reed

Affiant

Sworn to and subscribed before me, this 30th day of March, 2018.

Melissa Heavener

Notary Public
My Commission Expires: 7/8/19

