Bill Garrett Davidson County
Batch# 84550 DEEDWARR
04/25/2018 10:51:47 AM 2 pgs
Fees: $13.00 Taxes: $699.30

20180425-0038917

Warranty Deed

|STATE OF TENNESSEE
|COUNTY OF Davidson
|THE ACTUAL CONSIDERATION OR VALUE,
|WHICHEVER IS GREATER, FOR THIS TRANSFER IS
|**$189,000.00**
|Affiant

|SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
| 19th day of April, 2018.
|NOTARY PUBLIC:
|MY COMMISSION EXPIRES: 9-7-21
| (AFFIX SEAL)

SUSAN FRENSLEY NEWTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-07-2021

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Terry C. Hunt and Christie D. Hunt 352 View Ridge Drive Goodlettsville, TN 37072	Guaranty Trust Company 316 Robert Rose Dr Murfreesboro, TN 37129	010.00-0-056.00

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

Lois A. Jones, widow

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Terry C. Hunt and Christie D. Hunt, 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:

Land in Davidson County, Tennessee, being Lot 33 on the Plan of Section One of Ridgeview Estates, of record in Book 5200, Page 356, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Larry D. Jones and Garry D. Jones by Quitclaim Deed from Lois A. Jones with a Life Estate retained by Lois A. Jones, dated April 14, 2014, of record in Instrument Number 20140416-0031971, Register's Office for Davidson County, Tn. Property now vests in Lois A. Jones, widow by Quitclaim Deed from Larry D. Jones and Garry D. Jones dated February 16, 2018 and recorded in Instrument Number 20180228-0018807, Register's Office for Davidson County, Tennessee.

This instrument is being executed pursuant to a Power of Attorney of record in Instrument Number 20180425-0038916, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:

1) 2018 taxes and subsequent years.
2) Property is subject to all matters affecting said premises as shown on Plat of record in Plat Book 5200, Page 356, Register's Office for Davidson County, Tennessee.
3) Property is subject to Restrictive Covenants contained in Book 5782, Page 7, rerecorded in Book 5782, Page 102, Register's Office for Davidson County, Tennessee.
4) Any and all restrictions, conditions, and easements of record.

This is improved property known as: **352 View Ridge Drive, Goodlettsville, TN 37072**
(House Number) (Street) (P.O. Address) (City or Town) (Postal zip)

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. 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 hand(s) this 19th day of April, 2018.

Lois A. Jones by Larry D. Jones Attorney in Fact
Lois A. Jones by Larry D. Jones, Attorney in Fact

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Larry D. Jones, Attorney-in-Fact for Lois A. Jones, the Bargainor, with whom I am personally acquainted, or whose identity was proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the foregoing instrument for the purposes therein contained, and as Attorney-in-Fact on behalf of Lois A. Jones for the purposes therein contained.

WITNESS my hand and official seal this 19th day of April, 2018.

Susan Frensley Newton
Notary Public

My Commission Expires: 9-7-21

SUSAN FRENSLEY NEWTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-07-2021

PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076