WARRANTY DEED

Bill Garrett Davidson County
Batch# 99370 **DEEDWARR**
06/01/2018 03:46:18 PM 2 pgs
Fees: $13.00 Taxes: $1,591.00

20180601-0052623

CARMEN COATS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-08-2022

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$430,000.00.**

Affiant

Subscribed and sworn to before me this 30TH day of MAY, 2018

Carmen Coats
Notary Public
My Commission expires: _____
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Kristi R. Dunning	USAA FEDERAL SAVINGS BANK	072112D00100CO
2426 Branch Street	10750 MEDICAL FREEWAY	
Nashville, TN 37216	SAN ANTONIO, TX 78288-0544	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Jona Development, LLC, a Tennessee limited liability company, formerly known as, Jona Realty, LLC, a Tennessee limited liability company**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Kristi R. Dunning, unmarried**, her heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Unit Nos. A on the Homes at 2426 Branch Street, a Horizontal Property Regime with Private Elements having been established by the Declaration of Covenants, Conditions, and Restrictions of record in Instrument Number 20161219-0132696, and amended in Instrument Number 20170317-0026447, Register's Office for said Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being part of the same property conveyed to Jona Realty, LLC, a Tennessee limited liability company, now known as Jona Development, LLC, from Linella Grimm, by deed on May 23, 2014, of record in Instrument Number 20140527-0044961, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2018, plus any penalties and interest which may accrue.
- Subject to all matters as shown on the Plan of record in Book 332, Pages 136 and 137, Register's Office for Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Instrument Numbers 20161219-0132696 and 20170317-0026447, Register's Office for Davidson County, Tennessee.

This is improved property known as: **2426 Branch Street, Nashville, TN** 37216

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this May 30, 2018.

Jona Development, LLC, a Tennessee limited liability company

BY: _____
Scott Jones, Manager

STATE OF TENNESSEE

COUNTY OF Davidson

On this 30th day of May, 2018, before me, appeared **Scott Jones**, to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that he is the Manager of **Jona Development, LLC**, and that the seal affixed to said instrument is the limited liability corporate seal of said corporation (or association), and that said instrument was signed and sealed in behalf of said limited liability corporation (or association) by authority of its Members (or Trustees) and said **Scott Jones**, acknowledged said instrument to be the free act and deed of said corporation (or association).

WITNESS my hand and seal at office the day and year above written.

_____ My Commission Expires: 8/5/2018
NOTARY PUBLIC

ANDREW H. MALONEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY