Bill Garrett Davidson County
Batch# 107027 DEEDWARR
06/21/2018 08:59:30 AM 3 pgs
Fees: $18.00 Taxes: $1,498.50
20180621-0059772

WARRANTY DEED

File #2018-157

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $405,000.00.

Affiant

Subscribed and sworn to before me on June 15, 2018.

NOTARY PUBLIC
My Commission Expires: 2-19-19

ROBERT L. SANDERS
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
ASHWORTH LAW FIRM, PLLC
Robert C. Ashworth, Attorney at Law
237 2nd Avenue South
Franklin, TN 37064

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #:
John Edward Jones and Vicki Lynn Jones 6759 Cold Stream Drive Nashville, TN 37211	CalCon Mutual Mortgage, LLC dba OneTrust Home Loans 3131 Camino Del Rio North, Ste 1680 San Diego, CA 92108	155-07-0B-029.00 CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **NOEL EDWARD HENGELBROK AND MICHELLE LORENE HENGELBROK, HUSBAND AND WIFE**, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto **JOHN EDWARD JONES AND VICKI LYNN JONES, HUSBAND AND WIFE**, hereinafter called **"GRANTEE,"** its heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 12, as shown on the map entitled Final Plat of Poplar Creek Estates, Section B-1, Phase V (Highlands of Allens Green), of record in Plat Book 9700, page 716, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to NOEL EDWARD HENGELBROK AND MICHELLE LORENE HENGELBROK, HUSBAND AND WIFE, by deed from PETER J. KIHLBERG AND COURTNEY J. KIHLBERG, HUSBAND AND WIFE, of record in Instrument No. 20160526-0053241, dated May 25, 2016, said Register's Office.

The conveyance of the above-described parcel of land is subject to the following:

1. The current year's property taxes have been prorated and paid or are assumed by Grantees; Subsequent taxes are assumed by the Grantees, including rollback taxes, if any.
2. Easements, setback lines, and all other matters as set forth on the above plan of record.
3. Any zoning, easements, covenants, conditions, restrictions, and other matters of record as may affect the premises.

This is Improved property known as 6759 Cold Stream Drive, Nashville, TN 37221.

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, its heirs and assigns, forever, and GRANTOR does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind itself, its heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, its 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 our hands on June 15, 2018.

Grantor: Noel Edward Hengelbrok by Daren Kevin Rippy, his attorney-in-fact

Noel Edward Hengelbrok, by Daren Kevin Rippy, His Attorney-in Fact

Grantor: Michelle Lorene Hengelbrok by Daren Kevin Rippy, Her attorney-in-fact

Michelle Lorene Hengelbrok, by Daren Kevin Rippy, Her Attorney-in Fact

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Daren Kevin Rippy, with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence) and who upon his oath acknowledged to be the Attorney-in-Fact for Noel Edward Hengelbrok, the within named bargainor, and that he as such Attorney-in-Fact, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of Noel Edward Hengelbrok, the within named bargainor, by the said Daren Kevin Rippy, as such Attorney-in-Fact.

Witness my hand, at office, this 15th day of June, 2018.

Notary Public
My Commission expires: My Commission Expires March 3, 2019

ROBERT ASHWORTH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Daren Kevin Rippy, with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence) and who upon his oath acknowledged to be the Attorney-in-Fact for Michelle Lorene Hengelbrok, the within named bargainor, and that he as such Attorney-in-Fact, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of Michelle Lorene Hengelbrok, the within named bargainor, by the said Daren Kevin Rippy, as such Attorney-in-Fact.

Witness my hand, at office, this 15th day of June, 2018.

Notary Public
My Commission expires: My Commission Expires March 3, 2019

ROBERT ASHWORTH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Tennessee Certification of Electronic Document

I, Steven Disser, do hereby make oath that I am a licensed attorney and/or the
Signer's Name

custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Sandy Balent, a notary public for this county and
Notary's Name

state, Steven Disser, who acknowledges that this certification of an electronic
Signer's Name

document is true and correct and whose signature I have witnessed.

Notary Signature

MY COMMISSION EXPIRES: 11-5-19

NOTARY'S SEAL

DAVIDSON COUNTY
STATE OF TENNESSEE
NOTARY PUBLIC
SANDY BALENT

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).