Bill Garrett Davidson County
Batch# 119118 DEEDWARR
07/23/2018 09:43:30 AM 3 pgs
Fees: $18.00 Taxes: $1,147.00
20180723-0071312

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $310,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 20th day of July, 2018.

NOTARY PUBLIC

My commission expires: 4-13-22

MORGAN O'NEILL STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

THIS INSTRUMENT PREPARED BY

Birthright Title, LLC
2734 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Philip C. Ponder and Dorothy C. Ponder	SAME AS NEW OWNER	075-15-0A-224.00-CO
(NAME)	(NAME)	
224 Stoners Glen Court		
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		

Warranty Deed

For and in Consideration of the sum of $310,000.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **Julia F. Tidwell, Trustee under the Irrevocable Trust of Joe D. Fields and Barbara O. Fields, dated July 24, 2015,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Philip C. Ponder and Dorothy C. Ponder, husband and wife**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot/Unit 224 , as shown on the map entitled Stoner's Glen, Phase Three, of record in Instrument No. 20010726-0079444, and corrected in Instrument No. 20020319-0034160 , 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 FIELDS LIVING TRUST, JOE D. FIELDS AND BARBARA O. FIELDS, TRUSTEES , by deed from FRANK BATSON HOMES, INC. , of record in Instrument No. 20030207-0017347, dated January 31, 2003, said Register's Office.

Further b eing the same property conveyed to JOE D. FIELDS AND BARBARA O. FIELDS, HUSBAND AND WIFE , by quitclaim deed from JOE D. FIELDS AND BARBARA O. FIELDS, TRUSTEE OF THE FIELDS LIVING TRUST, DATED MAY 8, 1996 , of record in Instrument No. 20150804-0077288, dated jULY 24, 2015, said Register's Office.

Further b eing the same property conveyed to J ULIE F. TIDWELL, TRUSTEE, UNDER THE IRREVOCABLE TRUST OF JOE D. FIELDS AND BARBARA O. FIELDS, DATED JULY 24, 2015, by quitclaim deed from JOE D. FIELDS AND WIFE, BARBARA O. FIELDS, of record in Instrument No. 20150804-0077289, dated jULY 24, 2015, said Register's Office.

This property is __unimproved _X_improved property known as: 224 Stoners Glen Court, Hermitage, TN 37076.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 20th day of July, 2018.

Irrevocable Trust of Joe D. Fields and Barbara O. Fields

BY: Julia F. Tidwell, Trustee
Julia F. Tidwell, Trustee

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Julia F. Tidwell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged herself as Trustee of Irrevocable Trust of Joe D. Fields and Barbara O. Fields, and in her capacity as such Trustee, acknowledged that she executed the within instrument for the purposes therein contained..

Witness my hand and official seal, this the 20th day of July, 2018.

Tammy Duncan
Notary Public
My Commission Expires: 4/17/19

TAMMY DUNCAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

After Recording Return to:
Birthright Title, LLC
2734 N. Mt. Juliet Road
Mt. Juliet, TN 37122

CERTIFICATE OF AUTHENTICITY

I, Morgan O'Neill, do hereby make oath that I am a licensed attorney and/or the 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.

Attorney or Custodian

Birthright Title, LLC

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the aforesaid county and state, the within named, Morgan O'Neill, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires: 5-2079

(SEAL)

JESSICA SPARNELL
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY