(3)

Bill Garrett Davidson County
Batch# 119142 DEEDWARR
07/23/2018 10:11:16 AM 2 pgs
Fees: $13.00 Taxes: $1,424.50

20180723-0071347

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $385,000.00

Demetria Nickolette Kennedy
Affiant

Subscribed and sworn to before me, this 20th day of July, 2018.

Notary Public

My commission expires: 6/22/20

Judy S. Wells
State of Tennessee
Notary Public
Williamson County

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Demetria Nickolette Kennedy	~~New Owner~~ SUNTRUST MORTGAGE Payment Processing	**Map/Parcel 160-16-0-B-083.00CO**
6119 Brentwood Chase Drive	P. O. Box 79041	
Brentwood, TN 37027	Baltimore, MD 21279-0041	

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,

Michael Jones and Donna Marie Smith Jones, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Demetria Nickolette Kennedy, unmarried

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 No. 107, on the plan of Brentwood Chase, Revision One, Section One, a Planned Unit Development, of record in Plat Book 9700, Pages 936-941, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Michael Jones and Donna Marie Smith Jones, husband and wife, by Warranty Deed, from Gayle M. Brinker, unmarried, dated June 7, 2017, of record in Instrument No. 20170616-0060510, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
The Plan of record in Plat Book 9700, Page 936-941, Register's Office for DAVIDSON County, Tennessee.
Restrictive covenants contained in an instrument of record in Instrument No. 20000531-0053798, amended in Instrument No. 20000831-0086366, Instrument No. 20031031-0160434, Register's Office for DAVIDSON County, Tennessee.
By Laws of record in Instrument No. 20161020-0111124 and 20161020-0111125, Register's Office for DAVIDSON County, Tennessee.
Storm Water Detention Agreement of record in Book 11115, Page 281, Book 11115, Page 286, Register's Office for DAVIDSON County, Tennessee.
Water Main Easement of record in Book 8371, Page 320, Register's Office for DAVIDSON County, Tennessee.
Deed to State of Tennessee of record in Book 7902, Page 389, Register's Office for DAVIDSON County, Tennessee.
PUD Boundary of record in Plat Book 9700, Page 653, Book 9700, Page 654, Register's Office for DAVIDSON County, Tennessee.
Charter for HOA of record in Instrument No. 20000524-0051842, Instrument No. 20001214-0123056, Register's Office for DAVIDSON County, Tennessee.

QCD of common areas to HOA of record in Instrument No. 20010208-0012529, Register's Office for DAVIDSON County, Tennessee.
Subject to rights of others in and to common areas/elements.
Subject to lien for special assessment contained in DCCR's/Master Deed.
Subject to HOA dues- if any.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.
This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 6119 Brentwood Chase Drive, Brentwood, TN 37027.

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 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/our hand(s) this 20th day of July, 2018.

Michael Jones by A. Scott Hubbard
Michael Jones Attorney in fact
By: A. Scott Hubbard, Attorney-in-Fact

Donna Marie Smith Jones by A. Scott Hubbard
Donna Marie Smith Jones A. Scott Hubbard
By: A. Scott Hubbard, Attorney-in-Fact Attorney in fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **A. Scott Hubbard,** with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the within instrument on behalf of Michael Jones and Donna Marie Smith Jones, for the purposes therein contained, and who further proved to me that he/she is the **Attorney in Fact** for Michael Jones and Donna Marie Smith Jones, and is authorized by Michael Jones and Donna Marie Smith Jones to execute this instrument on his/her behalf.

Witness my hand, at office, this 20th day of July, 2018.

Notary Public

My Commission Expires:_____

File #: **180396SH**
RECORD & RETURN TO:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

ALICIA R HAMILTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

MY COMMISSION EXPIRES:
JULY 26, 2021