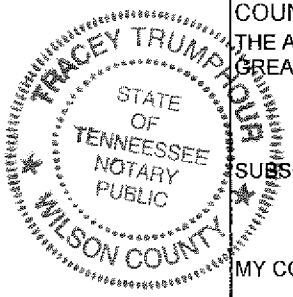
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $115,365.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE .

Notary Public

MY COMMISSION EXPIRES: 5.17.21

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Stewart Title Company Tennessee Division, ,

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Gary Bryant	Gary Bryant	151 10 0A 030.00
(NAME) 481 John Wright Rd.	(NAME) 481 John Wright Rd.	
(ADDRESS) Mt. Juliet, TN 37122	(ADDRESS) Mt. Juliet, TN 37122	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Bill Garrett Davidson County
Batch# 124626 DEEDWARR
08/03/2018 03:57:30 PM 4 pgs
Fees: $23.00 Taxes: $426.85
20180803-0076608

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I Juanita M. Jones, Heir at law of the estate of Danny H. Jones, deceased, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto Gary Bryant, hereinafter called the GRANTEE(S), his/her/their 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 all of Lot No. 30, on the Final Plat of Villages of Long Hunter P.U.D., Phase 1 and Subdivision, of record in Plat Instrument No. 20010123006894, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Danny H. Jones, single by Quitclaim Deed from James C. Horton, single, dated 10/28/2014 recorded 11/06/2014, of record in Instrument No. 20141106-0102563, in the Register's Office for Davidson County, Tennessee.

The said Danny H. Jones died intestate on August 12, 2017, leaving the said Juanita Jones as his/her sole heirs at law as evidenced in File No. 17P-1723, Probate Court Clerk's Office for Davidson County, Tennessee.

Being the same property conveyed to Danny H. Jones, unmarried, and James C. Horton, unmarried, joint tenants with right of survivorship by Warranty Deed from Ole South Properties, LLC, dated 10/27/2001 recorded 12/03/2001, of record in Instrument No. 20011203-0132219, and re-recorded on 03/01/2002,of record in Instrument No. 20020301-0025909 in the Register's Office for Davidson County, Tennessee.

All matters shown on the plat of record in Plat Instrument No. 20010123006894, in the Register's Office for Davidson County, Tennessee. Covenants, conditions, easements and restrictions of record in Instrument No. 20010531-0056382, Amendment to Declaration of record in Instrument No. 20031111-0164945, By-Laws of record in Instrument No. 20041022-0127537, in the Register's Office for Davidson County, Tennessee. Easement of record in Book 1101, Page 457; Book 1115, Page 302, in the Register's Office for Davidson County, Tennessee. Corporation Conveyance of Easement of record in Book 9661, Page 919, in the Register's Office for Davidson County, Tennessee. Agreement for Dedication of Easement of record in Book

8358, Page 91; Book 8358, Page 94; Book 8197, Page 288, in the Register's Office for Davidson County, Tennessee. Grant of Transmission Line Easement of record in Book 2338, Page 466, in the Register's Office for Davidson County, Tennessee. Easement contained in Judgment of record in Book 4535, Page 351, in the Register's Office for Davidson County, Tennessee. Grant of Transmission Line Easement of record in Book 4428, Page 575, in the Register's Office for Davidson County, Tennessee. Easement contained in Warranty Deed of record in Book 4165, Page 54; Instrument No. 20001031-0107966, in the Register's Office for Davidson County, Tennessee. Easement contained in Declaration of Taking of record in Book 4446, Page 423, in the Register's Office for Davidson County, Tennessee. Grant of Easement of record in Instrument No. 20000906-0088271; Instrument No. 20000906-0088272, in the Register's Office for Davidson County, Tennessee. Charter of record in Instrument No. 20010531-0056381, in the Register's Office for Davidson County, Tennessee. By- Laws of The Villages of Long Hunter Homeowners Association, Inc., of record in Instrument No.20041022-0127537, in the Register's Office for Davidson County, Tennessee. HOA contained in Quitclaim Deed of record in Instrument No. 20010531-0056383, in the Register's Office for Davidson County, Tennessee. Boundary Plat of record in Instrument No. 200002070012630, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 7541 West Winchester Drive, Antioch, TN 37013

(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 GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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 this 30th day of July, 2018.

Juanita M. Jones Heir at law of the Estate of Danny H. Jones, deceased

By: By Janice Kaye Davis attorney-in-fact

Juanita M. Jones, Heir at law of the
Estate of Danny H. Jones, deceased
By: Janice Kaye Davis, attorney-in-fact

State of Tennessee
County of Wilson

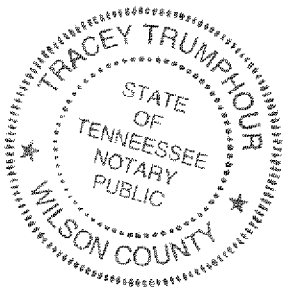
On this 30 day of July, 2018, before me, the undersigned Notary Public in and for the County and State aforementioned, personally appeared Janice Kaye Davis, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she is the attorney-in-fact of Juanita M. Jones, and is authorized by hher, and does hereby acknowledge the execution of this instrument on her behalf, by virtue of an instrument of record in Book _____, Page _____, Register's Office of Davidson County, Tennessee.

201808030076607

Witness my hand and Official seal this 30 day of July, 2018.

Notary Public

My Commission Expires: 5.17.21



RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

TRUE COPY CERTIFICATION

I, Jill Simmons, do hereby make oath that I am a license 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.

Jill Simmons

Signature

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, Sheila McCord, a notary public for this county and state, Jill Simmons who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Sheila McCord

Notary Public

My commission expires: 3/9/19

