This instrument was prepared by:
Please record and return to:
Freedom Title Services, LLC
109 Hazel Path, Suite 2
Hendersonville, TN 37075
(615) 822-8332 phone
(615) 822-8321 fax

Bill Garrett Davidson County
Batch# 126933 DEEDWARR
08/09/2018 12:30:31 PM 2 pgs
Fees: $13.00 Taxes: $721.50
20180809-0078631

WARRANTY DEED

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, **JAVIER G. JIMENEZ AND JEANNIE JIMENEZ, HUSBAND AND WIFE**, HEREINAFTER CALLED GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ASHLEY THON AND EVAN THON, WIFE AND HUSBAND,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 48 B ON THE PLAN OF ZONE LOT DIVISION OF LOTS 23, 27, 28 AND 48 HUNTER'S POINT SUBDIVISION, OF RECORD IN PLAT BOOK 5200, PAGE 736, AS AMENDED IN PLAT BOOK 6900, PAGE 366, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION OF SAID LOT.

BEING THE SAME PROPERTY CONVEYED TO JAVIER G. JIMENEZ, BY WARRANTY DEED FROM SHEILA MCFADDEN, NOW ROBBINS, DATED NOVEMBER 5, 2002 AND RECORDED ON NOVEMBER 13, 2002, IN INSTRUMENT NO. 20021113-0140762, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This is improved property, known as 5131 HUNTERS POINT LANE, HERMITAGE, TN 37076.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said Grantees. Grantors covenant with Grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 31st day of July, 2018.

JAVIER G. JIMENEZ

JEANNIE JIMENEZ

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned authority, JAVIER G. JIMENEZ AND JEANNIE JIMENEZ with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and made oath that they executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in Hendersonville, Tennessee, on this the 31st day of July, 2018.

NOTARY PUBLIC
My commission expires: 5-20-20

DAVID KIMBROUGH STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater, for this transfer is **$195,000.00.**

Affiant

Subscribed and sworn to before me, this the 31st day of July, 2018.

NOTARY PUBLIC
My commission expires: 5-20-20

DAVID KIMBROUGH STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Address New Owner(s) as follows:
ASHLEY AND EVAN THON
5131 HUNTERS POINT LANE
HERMITAGE, TN 37076

Send Tax Bills To:
New Owners

MAP/PARCEL: 098050/183.00