This document prepared by (and after recording return to):		)
Name:	**William Davis, Attorney, P.C.**	)
Address:	**219 Ward Circle, Ste 6**	)
City, State, Zip:	**Brentwood, TN, 37027**	)
Phone:	**615-369-0039**	)
File Number:	**WWD-3171**	)

Bill Garrett Davidson County
Batch# 134288 **DEEDWARR**
08/28/2018 03:44:21 PM 2 pgs
Fees: $13.00 Taxes: $1,406.00

20180828-0085395

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WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Phol Huy, a married man,** hereinafter referred to as "Grantor", has this day bargained and sold, and by these present does hereby transfer and convey unto **Mark Jones and Michelle Jones, husband and wife,** hereinafter "Grantee", the following lands and property, together with all improvements located thereon, lying in the County of Davidson, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 74 on the Plan of Oakland Acres, Section 7, as of record in Book 2663, page 108, Register's Office for Davidson County, Tennessee. Said Lot No. 74 fronts 122 feet on the easterly side of Freda Villa and runs back 350.4 feet on the northerly line and 352.4 feet on the southerly line to the westerly margin of the right-of-way of the L&N Railroad measuring 122 feet thereon.

Being the same property conveyed to Phol Huy, a married man, by Warranty Deed from Peggy Tucker, unmarried, dated 03/16/2018 and filed for record on 03/19/2018 in Instrument Number 20180319-0025732, Register's Office for Davidson County, Tennessee.

This is improved property also known as 213 Freda Villa, Madison, Tennessee, 37115.

Map and Parcel: 05111006300

Property was never the residence of Grantor or Grantor's spouse.

THIS CONVEYANCE IS SUBJECT to all encumbrances, easements, rights-of-way, restrictive covenants and other matters of public record as may affect the property, all matters of survey, taxes and assessments, and mineral reservations of record, if any but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's assigns forever, with all appurtenances thereunto belonging.

GRANTOR does for Grantor and Grantors' heirs, personal representatives, executors and assigns forever hereby covenant with GRANTEE that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the lands against all claims whatsoever.

WITNESS Grantor's hand this the 24th day of August, 2018.

Phol Huy

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Phol Huy, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 24th day of August, 2018.

NOTARY PUBLIC

(SEAL)



My Commission Expires

12/19/2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON

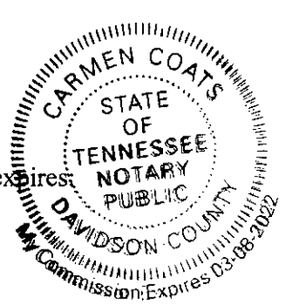
I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is **$380,000.00** which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subscribed and sworn to before me this 27TH day of August, 2018.

Affiant

Carmen Coats
NOTARY PUBLIC

My commission expires:



Grantee(s) Name, Address:	Send Tax Statement To:
Mark Jones and Michelle Jones	Legacy Home Loans, LLC
213 Freda Villa	8119 Isabella Lane, Suite 105
Madison, TN 37115	Brentwood, TN 37027