Karen Johnson Davidson County
Batch# 188091 DEEDWARR
01/25/2019 10:00:30 AM 3 pgs
Fees: $18.00 Taxes: $1,291.30
20190125-0007305

This Instrument Prepared By and Returned To:	I hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater, is $349,000.00; which is equal to or greater than the amount the Premises would command at a fair and voluntary sale.
Concord Title 10690 Murdock Drive Knoxville, TN 37932 File No. 20181349	Affiant Sworn to and subscribed before me this 24th day of January, 2019. Notary Public My Commission Expires: 5.2.22
After Recording Return To The Above.	

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

WARRANTY DEED

THIS INDENTURE, made this 24th day of January, 2019, among:

TIFFANY M. LITTLETON AND WIFE, SHARON MCCALL,

by and through its duly appointed attorney-in-fact,

of Davidson County, Tennessee including all heirs, successors and/or assigns (the "**Grantor**")

AND

TESSA N. JONES, UNMARRIED WOMAN

of Davidson County, Tennessee, including all heirs, successors and/or assigns (the "**Grantee**").

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does grant, bargain, sell, transfer, convey and set over unto Grantee the following described real property hereinafter referred to as the "Premises".

Land in Davidson County, Tennessee, being Lot No. 139 on the Plan of Resubdivision of Lots 139 & 140, Poplar Creek Estates, Phase Two of record in Plat Book 8250, Page 152, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Tiffany M. Littleton by Warranty deed from James J. Schwartz and Kathleen Schwartz, husband and wife of record in Instrument No. 20031121-0170061 Register's Office for Davidson County, Tennessee, dated October 30, 2003 and recorded on November 21, 2003. (Value of consideration shown in aforementioned deed $210,000.00.) Being also known as 1213 Forrest Oaks Ct S. Nashville, Tennessee 37221.

Tiffany M. Littleton and Sharon McCall were not married at the time Tiffany M. Littleton took title. Since they married on December 19, 2013.

TOGETHER WITH AND SUBJECT TO all hereditaments and appurtenances deriving therefrom or appertaining thereto including, without limitation, matters filed for record with the aforesaid Register's Office and/or shown on plats or maps of same, if any; further releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE Premises by the Grantee, their heirs and assigns forever.

SUBJECT TO all applicable restrictions, easements, agreements, notations, setback lines and/or matters affecting the Premises filed for record in the aforesaid Register's Office.

FURTHERMORE, the Grantor hereby covenants with Grantee that they are lawfully seized in "fee simple" of the Premises, have full power, authority and right to convey the same; that the Premises are free from all liens, other than those described above and property taxes for the current year, which shall be prorated between the parties on the date title to the Premises is transferred to Grantee, the payment of which shall be the responsibility of Grantee; and that Grantor will forever warrant and defend the Premises and title thereto against lawful claims of **ALL PERSONS WHOMSOEVER.**

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written by and through its designated attorney-in-fact and pursuant to a properly executed Power-of-Attorney instrument conveying all necessary authority to execute this instrument on behalf of the Grantor; the instrument authorizing the attorney-in-fact is filed for record in Instrument: 201901250007303_201901250007304, in the aforementioned Registers Office.

Tiffany M. Littleton by Melissa Clough Attorney in fact

Tiffany M. Littleton by Melissa Clough
as Attorney-in-Fact

Sharon McCall by Melissa Clough As Attorney in fact

Sharon McCall by Melissa Clough
as Attorney-in-Fact

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, **Melissa Clough**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained, and who further acknowledged that such person is the attorney-in-fact of **Tiffany M. Littleton and wife, Sharon McCall,** the maker, and as authorized by the maker, to execute this instrument on behalf of the maker for the purposes therein contained.

Witness my hand and official seal this 24 day of January, 2019.

Notary Public
My Commission Expires:_____

NICK HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-20-2022

Owner Name & Property Address:

Name: Tessa N. Jones
Address: 1213 Forrest Oaks Ct S.
City, State, Zip: Nashville, TN 37221

Responsible Party For Taxes:

Name: First Bank
Address: 318 Seaboard Lane Suite 205
City, State, Zip: Franklin, TN 37067

Tax ID: 155-08-0C-139.00-CO

True Copy Certification

I, Anita Lester, 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.

Signature

State of TENNESSEE

County of DAVIDSON

Personally appeared before me, Patricia Nicholls, a notary public for this county and state, Anita Lester who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5/5/20
Notary' Seal (if on paper)

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.