SPECIAL WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $422,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th day of February, 2019.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

CARMEN COATS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-08-2022

Karen Johnson Davidson County
Batch# 192118 **DEEDWARRSP**
02/05/2019 03:37:33 PM 2 pgs
Fees: $13.00 Taxes: $1,561.40

20190205-0011163

THIS INSTRUMENT WAS PREPARED BY
Southland Law Group, PLLC
7101 Executive Center Dr., Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Chadwick K. Ginn and Molly K. Wilson 105 Palmore Court Nashville, TN 37221	FIRST COMMUNITY MTG, INC 262 ROBERT ROSE DR, STE 104 MURFREESBORO, TN 37129	126-14-0-A-024.00-CO

For and in consideration of the sum of Ten AND NO/100 Dollars ($10.00), cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, The Jones Company of Tennessee, LLC, a Missouri limited liability company, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Chadwick K. Ginn and Molly K. Wilson, tenants in common with right of survivorship, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 24 on the Final Plat of Travis Trace Subdivision, Phase 2A of record at Instrument No. 20180724-0071969, 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 a part of the same property conveyed to Travis Property Developers, a Tennessee General Partnership by Quit Claim Deed dated 06/17/2013 from Joseph L. Rodgers, also known as Joe Rodgers, Steven M. Adcock, also known as Steve Adcock, and John D. Valiquette, also known as John Valiquette of record in Instrument 201306170061817, Register's Office for Davidson County, Tennessee.

AND

Being a part of the same property conveyed to The Jones Company of Tennessee, L.L.C., a Missouri Limited Liability Company by Warranty Deed dated 02/15/2017 from Travis Property Developers, a Tennessee General Partnership, of record in Instrument 201702170016411, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is unimproved ☐ improved ☒ property know as: 105 Palmore Court, Nashville, TN 37221

Grantor does hereby covenant with Grantee that Grantor has not made, done, executed, allowed or suffered any act, instrument or thing whatsoever whereby said land, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever; and Grantor does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to said land to said Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through or under said Grantor, but not otherwise.

Witness my/our hand(s) this the 4th day of February, 2019.

The Jones Company of Tennessee, LLC

BY: Deborah P. Buford

Deborah P. Buford
Assistant Vice President

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Deborah P. Buford with whom I am personally acquainted and who upon her oath acknowledged herself to be the Assistant Vice President of The Jones Company of Tennessee, L.L.C., the within named bargainor, a limited liability company, and that she as such Assistant Vice President being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by the said Deborah P. Buford as such Assistant Vice President.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 4th day of February, 2019.

Alexis M. Cantrell

Notary Public

My Commission Expires: 09/22/2021

