WARRANTY DEED

Karen Johnson Davidson County
Batch# 197490 DEEDWARR
02/21/2019 12:12:30 PM 3 pgs
Fees: $18.00 Taxes: $962.00
20190221-0015842

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $260,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 13th day of February, 2019.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

SHAUNA DANIELS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-05-2021

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Main , 277 Mallory Station Rd, Suite 102, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.
Zach Guest and Suzanne Guest	Legacy Home Loans	086 022.01 and 099 00 0 013.00
(NAME)	(NAME)	
4282 Pond Creek Rd.	4004 Hillsboro Pk, Ste 216B	
(ADDRESS)	(ADDRESS)	
Pegram, TN 37143	Nashville, TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **John Scott Jones, an unmarried man**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Zachary F. Guest and Suzanne Guest, Husband and wife**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Cheatham and Davidson County, State of Tennessee, described as follows, to-wit:

Land in Cheatham and Davidson County, Tennessee. Being the property of John Scott Jones, as of record in Instrument Number 20080212-0013946, Register's Office Davidson County, Tennessee. Being Tract Two of the S. L. Lewis Property (Not Of Record). Described more precisely as follows;

Beginning at an iron rod on the eastern margin of Pond Creek Road, said point being the northwest corner of the property of Terry B. Sanders, as of record in Deed Book 5393, Page 302, Register's Office Davidson County, Tennessee and being the south west corner of this tract;

Thence, with the east margin of Pond Creek Road and a curve to the left, Delta of 02°12'16", Radius of 1625.00 feet, Length of 62.52 feet and a Chord Bearing of N05°46'28"W 62.52 feet to a point;

Thence, continuing with said road margin, N06°53'29"W 396.11 feet to an iron rod at the property of Jack Jakobik and Janice Jakobik, as of record in Instrument Number 20181121-0114634, Register's Office Davidson County, Tennessee;

Thence, with the line of Jack Jakobik and Janice Jakobik for the next three calls, S84°26'44"E 189.59 feet to an iron rod; S68°26'44"E 749.96 feet to an iron rod; S47°33'30"E 175.00 feet to an iron rod at the property of Terry B. Sanders, as of record in Deed Book 5393, Page 302, Register's Office Davidson County, Tennessee;

Thence, with the line of Terry B. Sanders, S87°24'41"W 962.53 feet to the point of beginning;

Containing 6.26 Acres, more or less.

Surveyed February 05, 2019 by L. Steven Bridges, Jr., RLS 1740 of Bridges Land Surveying and Consulting, 205 Shivel Drive, Hendersonville, Tennessee 37075. Phone 615-822-5394.

Being the same property conveyed to John Scott Jones and wife, Temisha Gail Jones by Warranty Deed from Philip C. Pike and wife, Diana K. Pike, Philip C. Pike by his attorney-in-fact, Diana K. Pike dated March 25, 1998 and recorded April 13, 1998 in Book 435, Page 460, in said Register's Office for Cheatham County, Tennessee and also recorded April 7, 1998 in Book 10877, Page 232, in said Register's Office for Davidson County, Tennessee.

Further, being the same property conveyed to John Scott Jones, an unmarried man by Quitclaim Deed from Temisha Gail Jones dated January 24, 2008 and recorded March 3, 2008 in Record Book 279, Page 563, in said Register's Office for Cheatham County, Tennessee and also recorded February 12, 2008 as Instrument No. 20080212-0013946, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

File Number: FND-1900532SSO

unimproved ☐
This is improved ☒ property, known as 4282 Pond Creek Rd., Pegram, TN 37143

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns forever; and we do covenant with the said Grantees 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 Grantees, their heirs and 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 13 day of February, 2019.

John Scott Jones

John Scott Jones

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named John Scott Jones, an unmarried man, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 13th of February, 2019.

Notary Public

My Commission Expires:

(SEAL)

DEBORAH K. DEVINE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires September 7, 2020

File Number: FND-1900532SSO

True Copy Certification

I, Jamie Ivey, 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 therewith 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 Williamson

Personally appeared before me, Amanda J. Arthur, a notary public for this county and state, Jamie Ivey, 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: 05/23/2022

