This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203

File Number: 1-19-3794

STATE OF TENNESSEE
COUNTY OF Wilson

The actual consideration or value, whichever is greater, for this transfer is $319,500.00

Affiant

Subscribed and sworn to before me, this the 25th day of March, 2019

Notary Public
My Commission Expires:

STATE NYQUIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2021

Karen Johnson Davidson County
Batch# 210327 DEEDWARR
03/27/2019 08:57:15 AM 2 pgs
Fees: $13.00 Taxes: $1,182.15
20190327-0027451

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Patricia Martin Jones Dean Jones 303 Criddle Street #110 Nashville, TN 37219	NEW OWNERS 1168 BALD EAGLE DRIVE KINGSTON SPRINGS, TN 37082	082-13-0G-110.00-C

WARRANTY DEED

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 considerations, the receipt of which is hereby acknowledged, I/we, **Jacquelyn S. McDonald, a married woman**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Patricia Martin Jones and Dean Jones, wife and husband**, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being a certain condominium apartment situated in Davidson County, Tennessee, being Unit No. 110, together with the appurtenant interest in the common elements of Harrison Square Condominiums, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established under the Master Deed for Harrison Square Condominiums, of record in Instrument No. 20060823-0103941; as amended in Instrument No. 20071025-0126183; Instrument No. 20080104-0001138; and in Instrument No. 20090127-0006865, Register's Office for Davidson County, Tennessee. Said Unit being also depicted on the site-plan Harrison Square Condominiums attached as exhibit to said Master Deed. The easements, including, but not limited to, all sewer, water, electrical, telephone and other utility easements, now or hereafter established over, through or upon the land embracing the regime and building thereon, the restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Harrison Square Condominiums provided in said Master Deed, as amended, together with the By-Laws appended thereto, the aforementioned site-plan attached as exhibit to said Master Deed, as amended, and the undivided percentage interest in the Common Elements appurtenant to each Unit, are incorporated herein by reference and made a part hereof the same as though copied herein for a more complete identification, description and placement of such Unit.

TOGETHER with Carport Space No. 15, which Carport is Limited Common Element as described in said Master, as amended.

Being the same property conveyed to Jacquelyn S. Hartman by Warranty Deed from Craighead Patten Properties, II, a Tennessee general partnership, dated September 17, 2014, recorded September 23, 2014, of record in Instrument No. 20140923-0087113, as corrected in Instrument No. 20150128-0008261, Register's Office for Davidson County, Tennessee.

James Dallas McDonald joins in the conveyance for the express purpose of relinquishing all his/her right, title and interest to said property, marital or otherwise.

This is improved property located at: **303 Criddle Street, 110, Nashville, TN 37219.**

This conveyance is made subject to 1) Property taxes for the year 2019 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 22nd day of March, 2019.

GRANTOR:

Jacquelyn S. McDonald

James Dallas McDonald

STATE OF
COUNTY OF DISTRICT OF COLUMBIA

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Jacquelyn S. McDonald and James Dallas McDonald, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 22nd day of March, 2019.

THERESE FERGO
NOTARY PUBLIC DISTRICT OF COLUMBIA
My Commission Expires December 14, 2022

Notary Public
My Commission expires: December 14, 2022

THERESE FERGO NOTARY PUBLIC EXP. 12-14-22 DISTRICT OF COLUMBIA

District of Columbia: SS
Subscribed and sworn to before me, in my presence, this 22nd day of March, 2019

Therese Fergo, Notary Public, D.C.
My commission expires December 14, 2022.