This instrument was prepared by and
Please record and return to:
Freedom Title Services, LLC
116 Center Ct
Clarksville, TN 37040
(931) 647-0677 phone
(931) 647-0678 fax

Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 223764 DEEDWARR
04/30/2019 10:35:53 AM 2 pgs
Fees: $13.00 Taxes: $817.70

20190430-0039809

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **MATTHEW JONES, A MARRIED MAN**, HEREINAFTER CALLED GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JENNIFER M. STRANGE, A SINGLE WOMAN,** HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TN, DESCRIBED AS FOLLOWS TO-WIT:

LAND SITUATED IN DAVIDSON COUNTY, TN, BEING LOT NO. 230 ON THE PLAN OF SECTION SIX, VILLAGE BY THE CREEK, OF RECORD IN PLAT BOOK 6250, PAGE 438, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

THIS BEING THE SAME PROPERTY CONVEYED UNTO MATTHEW JONES BY DEED FROM MUSIC CITY HOLDINGS, LLC, DATED NOVEMBER 19, 2018, OF RECORD IN INSTRUMENT NUMBER 20181129-0116429, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THE SUBJECT PROPERTY WAS INVESTMENT PROPERTY NOT OCCUPIED BY THE GRANTOR OR ANY MEMBER OF HIS/HER IMMEDIATE FAMILY AS A PRIMARY RESIDENCE.

This is improved property, known as 3608 PATTON HILL RD, NASHVILLE, TN, 37207.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said Grantee. Grantor covenants with Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTOR further covenants and binds himself, his heirs, successors, and representatives to warrant and defend the title to the said land to Grantee, her heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of

any gender shall be applicable to all genders.

Witness our hands this 23rd day of April, 2019.

MATTHEW JONES

STATE OF TENNESSEE
COUNTY OF MONTGOMERY

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **MATTHEW JONES**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

DONE at offices in Clarksville, TN, on this the 23rd day of April, 2019.

J. Vanzant
NOTARY PUBLIC
My commission expires: 4/11/22

J. VANZANT
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

STATE OF TENNESSEE
COUNTY OF MONTGOMERY

The actual consideration or value, whichever is greater, for this transfer is ~~$219,000.00~~ $221,000.00

Affiant

Subscribed and sworn to before me, this the 23rd day of April, 2019.

J. Vanzant
NOTARY PUBLIC
My commission expires: 4/11/22

J. VANZANT
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Address New Owner(s) as follows:
JENNIFER M. STRANGE
3608 PATTON HILL RD
NASHVILLE, TN, 37207

Send Tax Bills To:
Same as above

Map and Parcel Number(s): 050 07 0 032.00