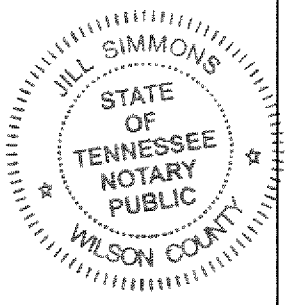
WARRANTY DEED



Karen Johnson Davidson County
Batch# 238742 DEEDWARR
06/04/2019 03:38:30 PM 3 pgs
Fees: $18.00 Taxes: $1,328.30
20190604-0053368

State of Tennessee
County of Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $359,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of May, 2019

Notary Public

MY COMMISSION EXPIRES: 9-4-19

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sumner Title & Escrow, LLC, 1531 Hunt Club Blvd, Suite 106, Gallatin, TN 37066

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Donovan Michael Grimwood Jessica P. Grimwood	Donovan Michael Grimwood Jessica P. Grimwood	042-06-0-019.00
(NAME)	(NAME)	
706 Falcon Dr.	706 Falcon Drive	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Madison, TN 37115	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten 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, , **Thomas Stephen Jones,unmarried,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Donovan Michael Grimwood and and Jessica P. Grimwood,husband and wife,** hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 135, on the Plan of Bonnie Brae Subdivision, Section Seven, as of record in Plat Book 4800, Page 104, Register's Office for Davidson County, Tennessee.

Said Lot No. 135 fronts 189.3 on the east side of Falcon Drive and extends back between lines 327.5 feet on the north line and 188.12 feet on the south line to a dead line in the rear on which it measures 235.59 feet.

Being same property conveyed to Thomas Stephen Jones, unmarried by Warranty Deed from R.B. Daniels, unmarried, dated 9/30/98 and recorded 10/7/98 in Book 11148, Page 101, Register's Office for Davidson County, Tennessee.

THIS INSTRUMENT IS BEING EXECUTED PURSUANT TO A POWER OF ATTORNEY OF RECORD IN RECORD BOOK _____, PAGE_____, REGISTERS OFFICE FOR DAVIDSON COUNTY, TENNESSEE. 201906040053367

Subject to Taxes for 2019 and subsequent years, a lien not yet due and payable.

This conveyance is further subject to (1) all applicable zoning ordinances, (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, by laws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 706 Falcon Dr., Madison, TN 37115
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my/our hands this 31st day of May, 2019.

Thomas Stephen Jones by Donna Lynn Chaffin attorney-in-fact

Thomas Stephen Jones
, By Donna Lynn Chaffin his Attorney-In-Fact

State of Tennessee
County of Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Donna Lynn Chaffin, as Attorney-In-Fact for Thomas Stephen Jones the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for purposes therein contained.

WITNESS my hand and seal this 31st day of May, 2019.

Patti Robitaille

Notary Public _____
My Commission Expires: _____



File No.: 20192003

TRUE COPY CERTIFICATON

I, Jill Simmons, 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 WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jill Simmons the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that she executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 11th day of April, 2019.

Notary Public

My Commission Expires: 9.16.2020

LISSA GROOM
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY