WARRANTY DEED

Karen Johnson Davidson County
Batch# 248991 DEEDWARR
06/26/2019 10:40:30 AM 3 pgs
Fees: $18.00 Taxes: $850.63
20190626-0061883

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $229,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th day of June, 2019

Notary Public

MY COMMISSION EXPIRES: 5-21-2022

(AFFIX SEAL)

KATHY L NGUYEN
Notary ID #131577239
My Commission Expires
May 21, 2022

NOTARY PUBLIC STATE OF TEXAS

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Troy Lee Gibson	14208 Wyndchase Circle Franklin, TN 37067	142-07-0-C-007.00 CO
(NAME)	(NAME)	
TROY LEE GIBSON	14208 Wyndchase Circle Franklin, TN 37067	142-07-0-C-007.00 CO
(ADDRESS)	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, we, **Mary Jo Jones fka Mary Jo Coffey and Douglas G. Jones, wife and husband,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Troy Lee Gibson, unmarried,** 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:

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 7 of Ashley Green, a Horizontal Property Regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan as Exhibit "C" to the Master Deed of record in Book 7184, page 44, Register's Office for Davidson County, Tennessee, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to Mary Jo Coffey an unmarried woman, by Warranty Deed from Dennis Nelson Anderson, individually and as Executor of the Last Will and Testament of Virginia Cma. Travis, dated December 18, 2012, of record in Instrument No. 20121220-0117408, Register's Office for Davidson County, Tennessee. AND Being the same property conveyed to Mary Jo Coffey and Douglas G. Jones, wife and husband, by Quitclaim Deed from Mary Jo Coffey, a married woman, joined by spouse, Douglas G. Jones, dated March 10, 2017, of record in Instrument No. 20170317-0026519, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 212 Myhr Green, Nashville, TN 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

This conveyance is subject to the following: Taxes for the year 2019, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; All matters appearing on the Boundary Plat of record in Book 6900, page 24, revised in Book 6900, page 978; The premises herein insured is a condominium apartment established pursuant to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee

Code Annotated, as amended, as is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and buildings thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Ashley Green, of record in Book 7184, page 44; Book 7467, page 279; Book 7482, page 312 and Instrument No. 20111101-0084880; Easement for utilities of record in Book 5374, page 511 and Instrument No. 20060724-0088823; Easement for Broadband Communications of record in Instrument No. 20170206-0012423; Easement for sewer service of record in Book 6483, page 907; Easement for highway purposes of record in Book 5407, page 643; all of record in the Register's Office for Davidson **County, Tennessee.**

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 11th day of June, 2019.

Mary Jo Jones fka Mary Jo Coffey

Douglas G. Jones

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Mary Jo Jones and Douglas G. Jones, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, this 11th day of June, 2019.

Notary Public
My Commission Expires: _____

File No.: 29288

POLLY E. LAVIT
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-17-2022

NAME AND ADDRESS OF PROPERTY OWNER:
Troy Lee Gibson
14208 Wyndchase Circle,
Franklin, TN 37067

NAME AND ADDRESS OF THE PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF THE REAL PROPERTY TAXES:
Troy Lee Gibson
14208 Wyndchase Circle,
FRANKLIN, TN 37067

True Copy Certification

I, Amanda Cardenas, 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 Texas

County of Collin

Personally appeared before me, [Carroll Owen], a notary public for this county and state, [Amanda Cardenas] 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:
Notary' Seal (if on paper)

