Karen Johnson Davidson County
Batch# 257203 DEEDWARR
07/15/2019 02:55:12 PM 2 pgs
Fees: $13.00 Taxes: $999.00
20190715-0069054

Warranty Deed

STEVEN T. MORRIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 5-3-2021	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $270,000.00. Affiant Subscribed and sworn to before me, this the 12th day of July, 2019. Notary Public My commission expires: 5-3-21

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Joshua Davis Jones	Fairway Independent Mortgage Corporation	104-12-0C-207.00-CO
2112 Acklen Avenue #207	4201 Marsh Lane	
Nashville, TN 37212	Carrollton, TX 75007	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), 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, **MARTHA ANN MARGRAVE AND FRED JOSEPH ARTIBEE, JR., WIFE AND HUSBAND**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JOSHUA DAVIS JONES, A SINGLE MAN**, 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: JDJ

A certain Condominium apartment in Davidson County, Tennessee, Tennessee, being Unit No. 207 on the Plan of Villages at Acklen, a Horizontal Property Regime with, with Master Deed and Bylaws of record in Instrument No. 20061108-0139002, as amended in Instrument No. 20060112-0004705, Instrument No. 20061108-0139002, Instrument No. 20061115-0141802, Instrument No. 20061227-0158825 and Instrument No. 20070621-0074025, Register's Office of Davidson County, Tennessee, Tennessee, to all of which reference is hereby made for a more complete description together with a undivided percentage interest in the common elements allocated to said unit as set forth in said Master Deed.

Being the same property conveyed to Martha Ann Margrave and Fred Joseph Atribee, Jr., wife and husband by Warranty deed from Alliance Development, LLC, a Tennessee limited liability company of record in Instrument No. 20070725-0088205 Register's Office for Davidson County, Tennessee, dated July 20, 2007 and recorded on July 25, 2007 and Scrivener's Affidavit recorded in Instrument No. 20070802-0091869.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 2112 Acklen Avenue #207 Nashville, TN 37212, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 12th day of July, 2019.

Martha Ann Margrave

Fred Joseph Artibee, Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 12th day of July, 2019, before me personally appeared Martha Ann Margrave and Fred Joseph Artibee Jr., to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 12th day of July, 2019.

Notary Signature
My commission expires: 5-3-21

STEVEN T. MORRIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-3-2021