Karen Johnson Davidson County
Batch# 264164 DEEDWARR
07/30/2019 01:05:30 PM 3 pgs
Fees: $18.00 Taxes: $703.00
20190730-0074987

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
MJ19-0197

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, ~~FOR THIS TRANSFER~~ IS $190,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 26th day of July, 2019

Notary Public

Commission Expires: 1/19/22

TAYLOR GRILLS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 1/19/2022
COUNTY OF WILLIAMSON

Address of New Owner	Send Tax Bills To:	Map & Parcel
Joseph M. Ponder and Ashley K. Ponder 3840 Bonnacreek Drive Hermitage, TN 37076	Cardinal Financial Company, Limited Partnership DBA Peoples Home Equity, ISAOA/ATIMA PO Box 961292 Fort Worth, TX 76161	075-13-0-031.00

WARRANTY DEED

FOR AND IN 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, I/WE,

Violet Keen, a single woman

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Joseph M. Ponder and Ashley K. Ponder, 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. 359 on the Plan of Section Three, Hermitage Hills of record in Plat Book 2900, Page 97, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Joseph F. Adcox and wife, Eula T. Adcox by Warranty deed from A.H. Johnson and wife, Malvin Johnson of record in Book 3220, page 69, Register's Office for Davidson County, Tennessee, dated April 19, 1961 and recorded on April 20, 1961. (Value or consideration shown in aforementioned deed $13,950.00.)

Joseph F. Adcox and Eula T. Adcox deceased.

Being the same property conveyed to Richard L. Adcox, Violet M. Keen, Barbara Hicks, Dennis Adcox and Eula T. Adcox, joint tenants with right of survivorship by Quitclaim deed from Eula T. Adcox, widowed of record in Instrument No. 20010515-0050359 Register's Office for Davidson County, Tennessee, dated May 11, 2001 and recorded on May 15, 2001. (Value of consideration shown in aforementioned deed $0.00.)

Being the same property conveyed to Violet M. Keen by Quitclaim deed from Richard L. Adcox, Barbara Hicks now known as Barbara Brooks and Dennis Adcox of record in Instrument No. 20140124-0006953 Register's Office for Davidson County, Tennessee, dated January 24, 2014 and recorded on January 24, 2014. (Value of consideration shown in aforementioned deed $78,750.00.) Being also known as 3840 Bonnacreek Drive Hermitage, Tennessee 37076.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 3840 Bonnacreek Drive, Hermitage, TN 37076

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

Dated this the 26th day of July, 2019.

Violet Keen

Violet Keen

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Violet Keen** 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 the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 26th day of July, 2019.

Notary Public
My Commission Expires: 1/19/22

(Notary Seal)



True Copy Certification

I, Marjorie Kaup Haines, 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.

Marjorie Kaup Haines
Signature

State of TN

County of Williamson

Personally appeared before me, Chris Mule, a notary public for this county and state, Marjorie Kaup Haines 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: 1/19/2020
Notary' Seal (if on paper)

CHRIS MULE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY