Prepared by:
Record and Return to:
Chapman and Rosenthal Title, Inc
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

WARRANTY DEED

Karen Johnson Davidson County
Batch# 266176 DEEDWARR
08/02/2019 11:39:21 AM 2 pgs
Fees: $13.00 Taxes: $2,830.50
20190802-0076618

VIRGINIA ANDERSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES NOVEMBER 8, 2021

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$765,000.00**

Affiant

Subscribed and sworn to before me, this the 31st day of July, 2019.

Notary Public

My commission expires:_____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Ryan Thomas Jones **Shanna Claire Jones**		**Map 117-13-0-E Parcel 001.00co**
3920 Vailwood Drive	NEW OWNER	
Nashville, TN 37215		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Alfred T. Adams, III and wife, Jennifer Adams

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Ryan Thomas Jones and Shanna Claire Jones , 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 Unit A in Vailwood Commons Townhomes, a Horizontal Property Regime with Private Elements (a Planned Unit Development), created under Title 67, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by Declaration of Covenants, Conditions and Restrictions for Vailwood Commons Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20041230-0154868, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto as Exhibit "C", said Register's Office. Reference is hereby made to the plan of Vailwood Commons Townhomes, shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions for Vailwood Commons Townhomes, of record in Instrument No. 20041230-0154868, for a more complete identification and description of said Unit.

BEING the same property conveyed to Alfred T. Adams, III, unmarried, by Deed dated June 22, 2005 from Mustangs Partners, LLP, of record in Instrument No. 20050623-0072453, Register's Office for Davidson County, Tennessee.

Jennifer Adams, spouse of the above named Alfred T. Adams, III, joins in this conveyance for the purpose of releasing any and all rights she may have in and to the above described property, including any marital rights and homestead exemption.

Conveyance of the above described property is subject to the following: 1) All matters shown on the plan as set out on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions for Vailwood Commons Townhomes, of record in Instrument No. 20041230-0154868, said Register's Office. 2) Declaration of Covenants, Conditions and Restrictions for Vailwood Commons Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20041230-0154868, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto as Exhibit "C", said Register's Office. 3) All matters shown on the Plan of record in Book 1130, Page 82, Register's Office for Davidson County, Tennessee. 4) Water Main Easement of record in Book 1037, Page 572, said Register's Office. 5) Subject to all matters in the right-of-way closing in Metro Ordinance No. 085-940. 6) Taxes for the current year prorated and assumed by the Grantee.

This is improved (__x__) Unimproved (____) property, known as **3920 Vailwood Drive, Nashville, TN 37215**

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 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 hand(s) this **31st** day of **July, 2019.**

Alfred T. Adams, III

Jennifer Adams

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Alfred T. Adams, III and Jennifer Adams,** the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **31st** day of **July, 2019.**

Notary Public

My Commission Expires: 1/17/21

JOHN COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.