(1)

WARRANTY DEED

Karen Johnson Davidson County
Batch# 266537 DEEDWARR
08/05/2019 10:06:15 AM 2 pgs
Fees: $13.00 Taxes: $1,642.80

20190805-0077172

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $444,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DSY OF JULY, 2019.

Notary Public

MY COMMISSION EXPIRES: 4/6/2021

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE — WESTBROOK — WILLIAMSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-5300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBER
Diane Kavalhuna	Wells Fargo Bank, N.A.	181100D04200CO
(NAME)	(NAME)	
408 Highpoint Terrace	101 N. Phillips Avenue	
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	Sioux Falls, SD 57104	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Michael Jones and Kelly Jones, husband and wife, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto Diane Kavalhuna, a married person, hereinafter called the GRANTEE(S), his/her/their 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. 42, on the plan of JACKSON VALLEY SUBDIVISION SECTION ONE, as shown on plat of record in Instrument No. 20070808-0094664, in the Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being the same property conveyed to Michael Jones and Kelly Jones, husband and wife by Warranty Deed from Keith S. Wilson and Jo E. Wilson, husband and wife, dated 04/28/2015 and Recorded 05/01/2015, of record in Instrument No. 20150501-0039643, Register's Office for Davidson County, Tennessee.

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, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 408 Highpoint Terrace, Brentwood, TN 37027
(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 GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 26th day of July, 2019 .

Michael Jones

Kelly Jones

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Michael Jones and Kelly Jones, 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 he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 26th day of July, 2019.

Notary Public:
My Commission Expires: 8/15/24

Donald R. Barrett Jr. State of Tennessee Notary Public Williamson County

RETURN TO:
Stewart Title Company Tennessee Division
5107 Maryland Way
Brentwood, TN 37027