Karen Johnson Davidson County
Batch# 270409 DEEDWARR
08/13/2019 09:44:05 AM 2 pgs
Fees: $13.00 Taxes: $669.70
20190813-0080570

Warranty Deed

ATT VIXAYVONG STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD MY COMMISSION EXPIRES: 01/18/22	STATE OF TENNESSEE COUNTY OF ~~DAVIDSON~~ Rutherford The actual consideration or value, whichever is greater, for this transfer is $181,000.00. Affiant Subscribed and sworn to before me, this the 12th day of August, 2019. Notary Public My commission expires:

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:
Steven James Leipzig	Churchill Mortgage	148-15-0-235.00
205 Clipper Court	~~761 Old Hickory Blvd~~ Ste. 400	
Nashville, TN 37211	Brentwood, TN 37027	

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, **ROSEMARIE NICOLE JONES, MARRIED**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **STEVEN JAMES LEIPZIG, UNMARRIED 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:

Land in Davidson County, Tennessee, being Lot No. 41 on the Plan of Section 6, Apache Hills of record in Plat Book 5200, Page 173, 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 Doug Jones, unmarried by Warranty deed from Donald W. Jones and wife, Kimberly Jones of record in Book 10660, page 990, Register's Office for Davidson County, Tennessee, dated October 24, 1997 and recorded on October 28, 1997.

Doug Jones (a/k/a Roy Douglas Jones) deceased, and the property inherited by Angela Denise Jones and Donald Wayne Jones, as equal tenants in common, as evidenced by the Affidavit of Heirship of record in Instrument No. 20180808-0077837.

Being the same property conveyed to Rosemarie Nicole Jones by Quitclaim deed from Donald Wayne Jones of record in Instrument No. 20181008-0099725 Register's Office for Davidson County, Tennessee, dated September 24, 2018 and recorded on October 08, 2018.

Being the same property conveyed to Donald Wayne Jones by Quitclaim deed from Angela Denise Jones of record in Instrument No. 20180809-0078812 Register's Office for Davidson County, Tennessee, dated August 08, 2018 and recorded on August 09, 2018.

This is improved real property also known as 205 Clippper Court, Nashville, TN 37211.

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.

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 9th day of August, 2019.

Rosemarie Nicole Jones

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Rosemarie Nicole Jones, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 9th day of August, 2019.

Notary Public

My Commission Expires: 07-05-2021

KELLY RAY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires: 07-05-2021

Brandon Jones, spouse of Rosemarie Nicole Jones, joins in the execution of this instrument for the purpose of consenting to the transaction and waiving any right, claim or interest of every kind, character and description he might have in said property, or may hereafter acquire, including but not limited to homestead, equity of redemption, any interest in the real property as all or part of an elective share of a surviving spouse, and any marital claim, interest or right that might be provided to a spouse by the laws of the State of Tennessee.

Brandon Jones

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named **Brandon Jones**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 8th day of August, 2019.

Notary Public

My Commission Expires: 07-05-2021

KELLY RAY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires: 07-05-2021