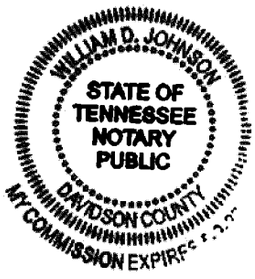
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $187,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 27th day of AUGUST, 2019.

Notary Public

MY COMMISSION EXPIRES: 5/9/2023
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Mt. Juliet, 545 N. Mt. Juliet Rd, Ste 1102, Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Patricia A. Johnson	InterLinc Mortgage Services, LLC	053 06 0A 185.00
(NAME)	(NAME)	
1760 Merritt St.	10613 W. Sam Houston Pkwy. N., Suite 200	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Houston, TX 77064	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Thomas R. Jones, Jr. and Ricci B. Martin N/K/A Ricci B. Jones, as joint tenants with rights of survivorship**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Patricia A. Johnson, an unmarried woman**, 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. 185 on the Plan of Waterford Subdivision Phase Two of record in Plat Book 7900, Page 412, Register' s Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Thomas R. Jones, Jr. and Ricci B. Martin, both unmarried, as joint tenants with rights of survivorship by Warranty Deed from Richard D. Rowe and wife, Kristi D. Rowe dated September 14, 1999 and recorded September 17, 1999 in Book 11665, Page 511, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

Ricci B. Martin is now known as Ricci B. Jones.

unimproved ☐
This is improved ☒ property, known as 1760 Merritt St., Old Hickory, TN 37138

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 do 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 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 our hands this 27th day of AUGUST, 2019

Karen Johnson Davidson County
Batch# 277725 DEEDWARR
08/29/2019 02:32:30 PM 2 pgs
Fees: $13.00 Taxes: $691.90
20190829-0087387

Thomas R. Jones, Jr.

Ricci B. Martin N/K/A Ricci B. Jones

Ricci B. Martin N/K/A Ricci B. Jones

STATE OF TENNESSEE

COUNTY OF Wilson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Thomas R. Jones, Jr. and Ricci B. Martin N/K/A Ricci B. Jones, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 27th of August, 2019.

Notary Public

My Commission Expires:

(SEAL)

WILLIAM D. JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-8-2023

True Copy Certification

I, Penny Y. Ray, do hereby make oath that I am a licensed attorney and/or 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.

State of Tennessee

County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

My Commission Expires: 7/22/2022

Notary Seal (if on paper)

File Number: MTJ-1907137FC