Karen Johnson Davidson County
Batch# 283873 DEEDWARR
09/11/2019 08:48:30 AM 5 pgs
Fees: $28.00 Taxes: $795.50
20190911-0091724

Prepared By & Return To:
Tennessee Title Services, LLC
101 Springhouse Court
S-202
Hendersonville, TN 37075
#V1920524

STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $215,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 5th day of September, 2019

Notary Public

Commission Expires: July 5, 2021

DANIEL J. BRITT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 5, 2021

Address of New Owner	Send Tax Bills To:	Map & Parcel
Jacob D. Fox 1345 Bell Road Unit 440 Antioch, TN 37013	SWBC Mortgage 9341 San Pedro Ste 100 San Antonio, TX 78216	162-12-0B-069.00-CO

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,

Jimmy Jones, Lisa Foulks and Yvette Jackson, the heirs of Thomas Jones, Jr.

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

Jacob Fox, a married man

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, Being all of Unit No. 15A on the plan of Final Plat, Phase II, Villas at Belle Parke (formerly Mill Creek Village) of record in Instrument Number 20020722-0087814, as amended in Instrument Number 20040218-0018915, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Thomas Jones, Jr. a single person by Warranty deed from Shaneka L. Halls, an unmarried person of record in Instrument No. 20090130-0008267 Register's Office for Davidson County, Tennessee, dated January 27, 2009 and recorded on January 30, 2009. (Value of consideration shown in aforementioned deed $129000.00.)

Thomas Jones, Jr.died intestate September 1, 2018. His heirs are Jimmy Jones, Lisa Foulks and Yvette Jackson pursuant to Order in Docket No19P494 in the Seventh Circuit Court for Davidson County, Tennessee Probate Division.

Being also known as 1345 Bell Road #440 Nashville, Tennessee 37013.

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: 1345 Bell Road Unit 440, Antioch, TN 37013

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 5th day of September, 2019.

Jimmy Jones

Jimmy Jones

STATE OF New York
COUNTY OF Schenectady

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Jimmy Jones, 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** McKayville, New York this 5th day of September, 2019.

Patricia Peters

Notary Public
My Commission Expires: 2023

PATRICIA PETERS
Notary Public - State of New York
No. 01PE6390071
Qualified in Schenectady
My Commission Exp. 04/8/2023

Lisa Foulks

Lisa Foulks

STATE OF New York
COUNTY OF Albany

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Lisa Foulks, 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 43 New Scotland Ave Albany NY 12208 **this 5th day of September, 2019.**

Notary Public
My Commission Expires: 11/9/19

(Notary Seal)

Charles Costantino Jr.
Notary Public, State of New York
Qualified in Albany County
No. 01CO6332930
Commission Expires 11/09/20 19

~~Estate of Thomas Jones, Jr~~

~~By:~~ _____
~~Jimmy Jones~~

WARRANTY DEED

09/05/2019 THU 10:58 FAX 1 615 348 5717 TN Title Hendersonville 013/035

Yvette Jackson

YvetteJackson

STATE OF Michigan
COUNTY OF Wayne

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Yvette Jackson** 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 Detroit, Michigan this 5th day of September, 2019.

Notary Public
My Commission Expires: 12-01-2024

(Notary Seal)

True Copy Certification

I, **Angie Lawless**, 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.

Signature

State of **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** 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: 5-2-22

J. BRANDON MILLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022