WARRANTY DEED

STATE OF Tennessee
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $221,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF OCTOBER, 2019.

Notary Public

MY COMMISSION EXPIRES: 7-6-2020
(AFFIX SEAL)

BRIAN HURST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 6, 2020

Karen Johnson Davidson County
Batch# 301763 DEEDWARR
10/16/2019 11:12:20 AM 2 pgs
Fees: $13.00 Taxes: $819.55

20191016-0106054

THIS INSTRUMENT WAS PREPARED BY
Laura Perry,
Homeland Title, LLC,
1896 General George Patton Drive, Suite 200, Franklin, TN 37067

File No.: HTF19-091629

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Lauren Hungate and McKenzie Hungate	Churchill Mortgage Corp.	
(NAME) 5029 Edmondson Pike	(NAME) 761 Old Hickory Blvd., Ste. 400	147-10-0-056.00
(ADDRESS) Nashville, TN 37211	(ADDRESS) Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TWO HUNDRED TWENTY-ONE THOUSAND FIVE HUNDRED AND NO/100 DOLLARS ($221,500.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, RYAN FULTON JONES, UNMARRIED, AND AUBREY RENE JONES, UNMARRIED, AND SANDRA JONES, MARRIED, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO LAUREN HUNGATE AND MCKENZIE HUNGATE, 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. 301, on the Plan of Section Five, Caldwell County Estates, of record in Plat Book 3300, Page 16, Register's Office for said County, to which plan reference is hereby made for a more complete description. Included in the above description but excluded there from is that portion described as follows:

Beginning at a point, said point being the Southern property line and 25 feet from the centerline of Edmondson Pike, thence along said property line North 47 degrees 19' West for 5 feet to a point; thence North 42 degrees 41' East for 90 feet to a point on the common property line of parcel 56 on map #147-10, and parcel #57 on Map #147-10; thence along said property line South 47 degrees 19 minutes East for 5 feet to a point; thence along the existing right of way line of Edmondson Pike South 42 degrees 41' West 90 feet to the point of beginning and containing therein an area of 450 square feet, more or less.

Being the same property conveyed to Ryan Fulton Jones and Aubrey Rene Jones, husband and wife and Sandra Jones, married, tenants in common with full right of survivorship by Warranty deed from Charles L. Pickney, Jr., married of record in Instrument No. 20161221-0134335 Register's Office for Davidson County, Tennessee, dated December 20, 2016 and recorded on December 21, 2016.

Sandra Jones has never occupied the said property as her primary residence.

THIS CONVEYANCE IS MADE 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, (5) other matters of public record, (6) Current years property taxes, that have been prorated between Grantor and Grantee, and subsequent years taxes, a lien not yet ascertainable, due or payable.

unimproved ☐
This is improved ☒ property, known as 5029 Edmondson Pike, Nashville, TN 37211
(House No.) (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 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 my/our hand(s) this the 15th day of October, 2019

Ryan Fulton Jones

Aubrey Rene Jones

Sandra Jones

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 15th day of October, 2019, before me personally appeared Ryan Fulton Jones and Aubrey Rene Jones and Sandra Jones, to me this day and acknowledged and executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 15th day of October, 2019.

Notary Public

My Commission Expires: 9.20.23

(SEAL)

