WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY/RETURN TO:
Lawyer's Escrow Service, Inc., 2021 Richard Jones Road, Suite 220
Nashville, Tennessee 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$186,899.00**.

Kimberley L. Kendall
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th day of November, 2019

Mary Gail Porter
Notary Public

Commission Expires: 01-10-2023

MARY GAIL PORTER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMMISSION EXPIRES JANUARY 10, 2023

(Affix Seal)

(BLANK FOR REGISTER'S OFFICE ENDORSEMENT)

Karen Johnson Davidson County
Batch# 314686 DEEDWARR
11/12/2019 04:07:30 PM 2 pgs
Fees: $13.00 Taxes: $691.53
20191112-0116683

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Catherine S. Baughn	FirstBank	**163-16-0-C-301.00 CO**
(NAME)	(NAME)	
1133 Waterburg Lane	318 Seaboard Lane, Suite 205	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Franklin TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, **JONES CONSTRUCTION, LLC,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CATHERINE S. BAUGHN, UNMARRIED WOMAN,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS, SUCCESSORS 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 Unit No. 301 of Phase 3-A of Matlock Townhomes, being a Private Element within a Horizontal Property Regime with Private Elements, as described in the Master Deed for Matlock Townhomes, of record in Instrument No. 20070502-0052533, and amended in Instrument No. 20070509-0055599, Instrument No. 20070705-0080103; Instrument No. 20100122-0005543; Instrument No. 20100503-0033517; Instrument No. 20101216-0099939; Instrument No. 20111228-0101458 and Instrument No. 20170612-0058618 (which adds Phase 3-A, and depicts the above-referenced Unit on Exhibit B thereto, being the Site Plan for MATLOCK PHASE 3-A), and further including the rights, uses and benefits in the Common Elements and Limited Common Elements incident to ownership of said Unit as specified by Master Deed and the amendments thereto, to which reference is made for a more complete description.

Being part of the same property conveyed to Jones Construction, LLC, a Tennessee Limited Liability Company by Deed dated August 1, 2019 from J Core Properties, LLC, a Tennessee Limited Liability Company, recorded August 8, 2019, in Book 20190808-0079094, in the Official Records of Davidson County, Tennessee.

Being part of the same property conveyed to J Core Properties, LLC a Tennessee Limited Liability Company by Quitclaim Deed of Correction from E. P. Development, LLC, a Tennessee Limited Liabillity Company, dated May 15, 2019 and recorded in Instrument No. 201905170046980 on May 17, 2019 in the Official Records of Davidson County, Tennessee.

Being part of the same property conveyed to E. P. Development, LLC, a Tennesee Limited Liabilty Company, By Deed from J2K Builders, LLC on May 4, 2018, recorded May 04, 2018 in Instrument Number 201805040042957, in the Official Records of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO ALL MATTERS SHOWN ON ANY APPLICABLE RECORDED PLAN, ALL APPLICABLE EASEMENTS, SETBACK LINES, AND RESTRICTIONS OF RECORD; AND ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND AND NOT SHOWN BY THE PUBLIC RECORDS.

This is **IMPROVED** property, known as **1133 Waterburg Lane, Antioch, TN 37013**
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 GRANTEES, their heirs, successors 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, successors 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.

Jones Construction, LLC Witness my hand this 6th day of November, 2019

S. Nixon Pressley, DESIGNATED AGENT
S. Nixon Pressley
Designated Agent

STATE OF TENNESSEE
COUNTY OF Wilson

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared S. Nixon Pressley, with whom I am personally acquainted and who upon his/her oath acknowledged himself/herself to be the Designated Agent, of Jones Construction, LLC, the within named bargainor, a limited liability company, and that he/she as such Designated Agent, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company, by the said S. Nixon Pressley as such Designated Agent.

Witness our hands this November 6, 2019.

KIMBERLEY C KINDALL STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES MAY 2, 2022

Kimberley C Kindall
NOTARY PUBLIC

My Commission Expires: 5/2/2022

Tennessee Certification of Electronic Document

I, Ernest D. Bennett, III, 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.

Ernest D Bennett III
Signature

State of Tennessee)
)
County of Davidson)

Personally appeared before me, Anthony N. Greco, a notary public for this county and state, Ernest D. Bennett, III, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

(Affix Seal) ANTHONY N. GRECO STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES SEPT 7, 2020

Notary Signature

My Commission Expires: September 7, 2020

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