1

(Notary Stamp)	STATE OF TENNESSEE COUNTY OF Davidson The actual consideration or value, whichever is greater, for this transfer is $222,000.00. Affiant Subscribed and sworn to before me, this 21st day of November, 2019. Notary Public My commission expires: 9-16-23

JUDITH C. JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow
305-B Indian Lake Blvd., Suite 220, Hendersonville, TN 37075

Karen Johnson Davidson County
Batch# 318394 **DEEDWARR**
11/22/2019 09:44:05 AM 2 pgs
Fees: $13.00 Taxes: $821.40
20191122-0120745

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Jaclyn Jones	CMG Mortgage	075-12-0A-112.00-CO
452 Scotts Creek Trail	3160 Crow Canyon Rd	
Hermitage, TN 37076	San Ramon, CA 94583	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Shelly L. Paul, a single woman

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Jaclyn Adelle Jones, a single woman

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

BEING Lot No. 13 on the Plan of Section Three Phase 1 Greer Meadows at Cedar Creek Residential P.U.D of record in Plat at Instrument No. 20010920-0101748, 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 Shelly L. Paul by Warranty deed from Newbury Place REO III, LLC of record in Instrument No. 20120416-0032103 Register's Office for Davidson County, Tennessee, dated February 24, 2012 and recorded on April 16, 2012. (Value of consideration shown in aforementioned deed $105,000.00.) Being also known as 452 Scotts Creek Trail Hermitage, Tennessee 37076.

This is improved property known as **452 Scotts Creek Trail, Hermitage, TN 37076.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for all subsequent years, the current year's taxes being paid at closing and prorated between the parties herein.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 21st day of November, 2019.

Shelly L. Paul

Shelly L. Paul

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Shelly L. Paul, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 21st day of November, 2019.

Notary Public
My Commission Expires: 4.17.23

GREGORY D. VADNER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

SolomonParks File No. 19-000364-526