RETURN TO
Memorial Title, LLC
1630 NW Broad St., Suite 100
Murfreesboro, TN 37129
File # 01451-4518

This Instrument Prepared By:
Brentwood Title & Escrow, LLC
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
BW20041

Send Tax Bills To:
New
Owner

Karen Johnson Davidson County
Batch# 355707 DEEDWARR
02/10/2020 10:44:30 AM 3 pgs
Fees: $18.00 Taxes: $2,195.95
20200210-0014996

New Owner is:
Abhirup Patra
6201 Banbury Station
Brentwood, TN 37027

MAP: 172-09-0A-036.00 CO
PARCEL:

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Ronald K. Jones and wife, Sharon C. Jones**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Abhirup Patra, married man**, hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

PROPERTY ADDRESS: 6201 Banbury Station, Brentwood, TN 37027

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

LAND in Davidson County, Tennessee, being Lot No. 36 on the Plan of the Resubdivision of Lots 2 and 35, Third Revision of Section One, Banbury Crossing, a Planned Unit Development, of record in Plat Book 9700, Page 742, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

BEING the same property conveyed to John T. Cook, Trustee, by Quitclaim Deed to create a tenancy by the entirety from Ronald K. Jones and wife, Sharon C. Jones; and re-conveyed in same Quitclaim Deed to Ronald K. Jones and wife, Sharon C. Jones, as joint tenants with right of survivorship, dated 2/14/2003 and recorded 2/21/2003 in Instrument Number 20030221-0023003; and previously conveyed to Ronald K. Jones by Warranty Deed from The Jones Company Custom Homes of Tennessee, Inc., a Tennessee Corporation, dated 5/14/1999 and recorded 5/18/1999 in Book 11482, Page 156, Register's Office for Davidson County, Tennessee. For further reference, see Scrivener's Affidavit of record in Instrument No. 20200204-0012523, said Register's Office.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 7 day of February, 2020.

GRANTOR:

Ronald K. Jones

Sharon C. Jones

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Ronald K. Jones and wife, Sharon C. Jones**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 7th day of February, 2020.

NOTARY PUBLIC
My Commission Expires: 10-11-2021

M. LYNN BODDEN NOTARY PUBLIC AT LARGE WILLIAMSON CO. TENN.

STATE OF TENNESSEE)
COUNTY OF Williamson)

The actual consideration or value, whichever is greater, for this transfer is $593,500.00.

Affiant

SWORN TO and subscribed before me this 7th day of February, 2020.

NOTARY PUBLIC
My Commission Expires: 10-11-2021

M. LYNN BODDEN NOTARY PUBLIC AT LARGE WILLIAMSON CO. TENN.

CERTIFICATE OF AUTHENTICITY

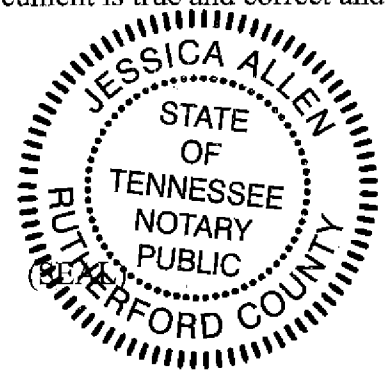
I, Lauren Tipton, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Lauren Tipton
Attorney or Custodian

Memorial Title LLC

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, Jessica Allen, a notary public in and for the aforesaid county and state, the within named Lauren Tipton, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Jessica Allen
Notary Public

My Commission Expires: 4-18-2021

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