THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 200124617** Karen Johnson Davidson County Batch# 362762 DEEDWARR 02/25/2020 10:00:30 AM 3 pgs Fees: $18.00 Taxes: $1,017.50 20200225-0020668	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $274,999.00. Affiant ZITLALI MEJIA STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY Subscribed and sworn to before me, this 24th day of February, 2020. Notary Public My Commission Expires: 11 | 08 | 2022

WARRANTY DEED

Address New Owner: Ashton Hunt 4937 Yorkshire Drive Nashville TN 37211	Send Tax Bills To: Bank of England 5 Statehouse Plaza Little Rock, AR 72201	Tax Information: Tax Parcel ID No. 161-10-0A-224.00-CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Joya K. Jones, an unmarried woman** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Ashton V. Hunt,** Unmarried ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 329 on the Plan of Phase Three, Villages of Brentwood of record in Plat Book 6250, Page 918, 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 Joya K. Jones, an unmarried woman by Warranty deed from Steven E. Shane Horner and Lauren E. Horner, husband and wife of record in Instrument No. 20160802-0079862 Register's Office for Davidson County, Tennessee, dated August 01, 2016 and recorded on August 02, 2016.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2020, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 6250, Page 918, Register's Office for Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 6143, Page 11, as amended in Book 6398, page 495, Book 6852, page 497, Book 7207, page 251 and Book 8507, page 831, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

Charter for Villages of Brentwood Homeowners Association of record in Book 6158, Page 352, in the Register's Office for Davidson County, Tennessee.

Quitclaim Deed for common areas to Villages of Brentwood Homeowner's Association of record in Book 7397, Page 982, Book 7397, page 384, Book 7663, page 928 and Book 9718, page 624, in the Register's Office for Davidson County, Tennessee.

Easement to Tennessee Valley Authority of record in Book 2335, Page 221, Book 2338, page 222 and Book 2338, page 226, in the Register's Office for Davidson County, Tennessee.

Easement of record in Book 6730, Page 508, Book 6699, page 752, Book 5753, page 913 and Book 6310, page 961, in the Register's Office for Davidson County, Tennessee.

Order of Possession of record in Instrument Number 20130419-003936, in the Register's Office for Davidson County, Tennessee.

Subject to rights of others in and to the common areas and/or elements.

This is improved property located at 4937 Yorkshire Drive Nashville TN 37211

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 24th day of February, 2020.

Joya K. Jones

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Joya K. Jones, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 24th day of February, 2020.

Nathan L. Powers
Notary Public

My Commission Expires: 01/17/21

NATHAN L. POWERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

True Copy Certification

I, Penny Y. Ray, do hereby make oath that I am a licensed attorney and/or 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.

State of Tennessee

County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

My Commission Expires: 7/22/2022

Notary Seal (if on paper)