Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

Karen Johnson Davidson County
Batch# 408647 DEEDWARR
06/01/2020 02:59:57 PM 2 pgs
Fees: $13.00 Taxes: $1,054.13

20200601-0056196

Prepared by:
Realty Title & Escrow Company, Inc.
1285 North Mt. Juliet Road
Mt. Juliet, TN 37122

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $284,900.00.

KLW
Affiant

Subscribed and sworn to before me, this 29 **day of May, 2020.**

Notary Public
My commission expires:

HOLLY DEES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 7, 2023

06-2004-77432

Address of New Owner:	**Send Tax Bills to:**	**Tax Information:**
Darrell Jones 2064 Stanford Village Dr Antioch TN 37013	NEW OWNER	173-11-0-A-017.00 CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Nicolas A. Lilly and Jenna D. Lilly, husband and wife**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Darrell Jones and Makenzie Jones, husband and wife**, hereinafter called the Grantees, their 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, Tennessee, being Lot No. 17, on the Plan of Section One, Stanford Village, of record in Instrument No. 20000204-0012060, and Instrument No. 20000204-0012061 (erroneously omitted in prior deeds), Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Nicolas A. Lilly and Jenna D. Lilly, husband and wife by deed from Bryan Dunn and Julia Passyn Dunn f/k/a Julia Passyn, husband and wife, dated February 8, 2011, recorded April 4, 2011, of record in Instrument No. 20110404-0025543, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 2064 Stanford Village Dr, Antioch, TN 37013.

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. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 29th day of May, 2020.

Nicolas A. Lilly

Jenna D. Lilly

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Nicolas A. Lilly and Jenna D. Lilly**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Mt. Juliet, TN, this 29 day of May, 2020.

Notary Public
State of Tennessee at Large

My Commission expires: 5/17/21

JASON C. NGUYEN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY