This Instrument Prepared By:
Bevin W. Lyle, Esq.
Lawwell, Dale, Graham & Hutto
805 South Garden Street
P.O. Box 1017
Columbia, TN 38402-1017

Karen Johnson Davidson County
Batch# 449170 **DEEDWARR**
08/04/2020 07:32:45 AM 3 pgs
Fees: $18.00 Taxes: $980.50
20200804-0085666

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, this indenture entered into between **ARNOLD LEE JONES, JR. AND WIFE, PAULA GAYLE JONES,** FIRST PARTY, which expression shall include heirs, assigns and personal representatives, and, **HEATHER MCGHEE AND DENNIS MCGHEE, WIFE AND HUSBAND, AS TENANTS BY THE ENTIRETY,** SECOND PARTY, which expression shall include heirs, assigns and personal representatives.

W I T N E S S E T H:

For the consideration of TEN DOLLARS ($10.00), and other good and valuable considerations, the receipt of all of which is hereby acknowledged, FIRST PARTY conveys to SECOND PARTY the following described property:

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. 476 on the plan of The Country Subdivision, Section Ten of record in Plat Book 6900, Page 394, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Arnold Lee Jones, Jr. and wife, Paula Jones by Deed dated November 18, 2016, recorded November 18, 2016, in Instrument Number 201611210122746, in the Official Records of Davidson County, Tennessee.

This property is shown on the tax records for Davidson County, Tennessee as Map 150, Group 03-0, Parcel 430.

Legal description obtained from prior deed.

TO HAVE AND TO HOLD said real estate unto SECOND PARTY, together with all rights, titles, easements and appurtenances thereunto belonging, forever.

FIRST PARTY COVENANTS that it is lawfully seized and possessed of said real estate and that FIRST PARTY has a good and lawful right to convey the same, and that it is unencumbered,

except for current year's property taxes, which are prorated and will be paid by SECOND PARTY; all matters shown on plat of record in Plat Book 6900, Page 394, Register's Office of Davidson County, Tennessee; building restrictions of record in Book 7402, Page 997; Book 7404, Page 292; Book 7329, Page 209; Book 6895, Page 796; Book 6764, Page 735 and in Book 6644, Page 339, Register's Office of Davidson County, Tennessee; and any other matters of record.

FIRST PARTY FURTHER COVENANTS to forever warrant and defend the title to the above described property unto SECOND PARTY against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, this conveyance has been executed on this 17th day of July, 2020.

Arnold Lee Jones, Jr.

Paula Gayle Jones

STATE OF TENNESSEE
COUNTY OF MAURY

On this 17th day of July, 2020, before me personally appeared **ARNOLD LEE JONES, JR., AND WIFE, PAULA GAYLE JONES**, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 17th day of July, 2020.

Notary Signature

My commission expires: June 20, 2023

BEVIN W. LYLE
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY

STATE OF TENNESSEE - MAURY COUNTY

I hereby affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is **$265,000.00.**

Affiant

Sworn and subscribed to before me,

20th day of July, 2020.

Notary Public

BEVIN W. LYLE
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY

My commission expires: Jan 10, 2025

PERSON OR AGENCY RESPONSIBLE FOR TAXES:

Cardinal Financial Company

3701 Arco Corporate Drive, Suite 200

Charlotte, NC 28273

NAME AND ADDRESS OF PROPERTY OWNERS:

Heather McGhee and Dennis McGhee

3529 Thornehill Drive

Antioch, TN 37013