1

Karen Johnson Davidson County
Batch# 484499 DEEDWARR
09/28/2020 11:06:14 AM 2 pgs
Fees: $13.00 Taxes: $1,665.00

20200928-0111164

RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
695 PRESIDENT PL., STE. 203
SMYRNA, TN 37167
VT200800355

WARRANTY DEED

ASHLEY NOFFSINGER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 9, 2023

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$450,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the 25th day of September, 2020

Notary Public

MY COMMISSION EXPIRES: _____

THIS INSTRUMENT WAS PREPARED BY
VICTORY TITLE & ESCROW, LLC, 695 PRESIDENT PL., STE. 203, SMYRNA, TN 37167

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jason D Jones MyRanda C. Jones	SAME 6543 Edmondson Pk #183 N.T. 37211	187-00-0-007.00

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Claude H. Bonds

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jason D. Jones and wife, MyRanda C. Jones

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain parcel of land in the 6th Civil District of Davidson County, Tennessee more particularly described as follows:

Unless stated otherwise, any monument referred to herein as an iron pin set is a 5/8" rebar 18" in length with plastic cap stamped "KCROWE RLPS#1979." All bearings and coordinates are based on geodetic north by G.P.S observations, dated 04-01-2019.

BEGINNING at an iron pin set on the north right of way of Burkitt road said pin lies 25' north of centerline and also being the southeast corner of the Thomas McClanahan property as recorded in instrument # 20021227-0159467; thence, leaving said right of way and with the east line of McClanahan North 09° 47' 03" East, a distance of 790.68' to an iron pin set; thence, severing the Bonds property as recorded in Deed Book 1148, Page 141 and Deed Book 5031, page 935 the following (2) calls: South 83° 32' 32" East, a distance of 769.91' to an iron pin set; thence, South 00° 31' 26" West, a distance of 777.61' to an iron pin set on the north right of way of Burkitt Road said iron pin lying 25' north of centerline; thence, with said right of way the following (5) calls: North 89° 28' 34" West, a distance of 400.00'; thence, North 89° 28' 34" West, a distance of 13.79'; thence North 88° 38' 00" West, a distance of 90.42'; thence, North 88° 38' 00" West, a distance of 34.54' to the point of curvature of a non-tangent curve, concave to the north, having a radius of 780.47' a central angle of 26° 49' 45", and a chord of 362.13' bearing North 77° 31' 30" West; thence West along said curve, a distance of 365.46' to the POINT OF BEGINNING; said described tract containing 15.53 Acres, more or less according to a survey performed under the direct supervision of Kevin David Crowe, RLS #1979 on 04-01-2019.

BEING PART OF the same property conveyed to Claude H. Bonds, Individually, by Quitclaim Deed from Charles C. Bonds, Jr., Claude H. Bonds, James F. Bonds and Gerald M. Bonds, as tenants in common, dated 6/24/2019 and recorded 6/24/2019 in Instrument No. 20190624-0060816, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) all restrictions of record; 3) all easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

This is improved (X) property known as **6508 Burkitt Road, 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 and assigns forever, and we do covenant with the said GRANTEES that we are lawfully seized 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; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 our hands this 24th day of September, 2020.

Claude H. Bonds

STATE OF TENNESSEE
COUNTY OF Rutherford

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Claude H. Bonds the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Smyrna, Tennessee, this 24th day of September, 2020.

Commission Expires: 4.18.21

Notary Public

PATRICIA L. HURTT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY