File No. 251100814

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/28/05 10:58 2 pg
Fees:13.00 Taxes:626.41

20051128-0142664

STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $169,300.00

Sophie K. Brake
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF NOVEMBER, 2005.

Carla L. Lovell
Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

CARLA L. LOVELL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Carla L. Lovell
My Commission Expires
September 20, 2008
STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title
13018 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joshua Jones	~~Joshua Jones~~ US Bank	12600002900
(NAME) 9131 Old Charlotte Pike	(NAME) 1550 American Blvd	
(ADDRESS) Pegram, TN 37143	(ADDRESS) Bloomington, MN 55425	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, Sophie K. Brake, unmarried HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Joshua Jones, HEREINAFTER CALLED THE GRANTEE(S), HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Tract 1: A parcel of land in the 35th Civil District of Davidson County, TN, and being the extreme southwesterly corner of a tract of land willed to John Paul Dunn from Edna Ellen Redd. Said Property is recorded in Register's Office of Davidson County in the name of Edna Ellen Redd, deceased, Book 1938, page 623.

Beginning at a corner fence post South 79 degrees East 647 feet from the center of Old Charlotte Road along the northerly boundary line of Clyde T. Brake; thence South 79 degrees East 165 feet to an iron pin; thence South 3 degrees 15 Minutes West 274.4 feet to an iron pin in a fence row; thence North 79 degrees West 165 feet along a fencer row to a corner fence post, the extreme southeast corner of Clyde T. Brake's Lot #1; thence North 3 degrees 15 minutes East 272.4 feet to the point of beginning. Containing 1.0 acre more or less.

Being the same property conveyed to Clyde T. Brake, et ux by John Paul Dunn of record in Deed Book 4443, page 357, Register's Office for said County.

Tract 2: Land in the 9th Civil District of Davidson County, TN, being the south part of a tract that was conveyed to J.F. Palmore and wife, by deed of record in Book 412, page 531, Register's Office for said County, and being designated as Tract No. 1 on an unrecorded survey of said 15.3 acres made by George W. Watkins, May 26, 1961, as follows:

Beginning at a point in the center line of Old Charlotte Pike at the southwest corner of this tract and the northwest corner of the Newsome Tract; thence with the center of said Pike North 3 deg. West 272.4 feet to a corner of Tract No. 2; thence with the line between said Tracts Nos. 1 and 2, south 79 deg. East 647 feet to a point in a fence line in the west line of Edna Cross Land; thence with her line along a fence, South 3 deg. 15 Min. West, 272.4 feet to a fence in Newsoms's line; thence with Newsom's line North 79 deg. West 646.7 feet to the point of BEGINNING, containing 4 acres more or less.

Being the same property conveyed to Clyde T. Brake and Wife, Sophie K. Brake by deed from Minnie Palmore Travis, Nannie Sue Palmore Ewing, Mildred Palmore Mixson, W.J. Palmore, Murray F. Palmore and James L. Palmore, being the only children and heirs at law of J.F. Palmore, deceased, of record in Deed Book 3226, page 461, Register's Office for said County.

NOTE: THE ACREAGE MENTIONED IN THE LEGAL DESCRIPTION IS ONLY FOR THE CONVENIENCE IN IDENTIFYING THE TRACT CONVEYED HEREIN; NEITHER THE GRANTOR NOR THE PREPARER OF THIS DEED MAKE ANY REPRESENTATION AS TO THE ACREAGE CONVEYED.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 9131 Old Charlotte Pike, Pegram, TN 37143
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), his/her/their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/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/our hand(s) this 21st day of November, 2005.

Sophie K. Brake
Sophie K. Brake

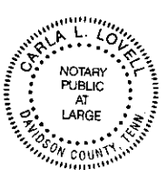
STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Sophie K. Brake, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Mt. Juliet, Tennessee, this 21st day of November, 2005.

My Commission Expires: Carla L. Lovell

Commission expires:



NOTARY PUBLIC
AT LARGE
Carla L. Lovell
My Commission Expires
September 20, 2008
STATE OF TENNESSEE

Notary Public

File Number: 251100814

RETURN TO:
Cumberland Title
13018 Lebanon Road, Suite 100
Mt. Juliet, TN 37122