WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/23/06 09:16 3 pgs
Fees:18.00 Taxes:460.65

20061023-0130835

STATE OF Tennessee
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $124,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of October, 2006.

Notary Public

MY COMMISSION EXPIRES: 10/26/08
(AFFIX SEAL)

SHANNA RAY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 379 East Main Street
Hendersonville, Tennessee 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Realty Ventures Properties, LLC	Realty Ventures Properties, LLC	
(NAME) 3252 East Lake Drive	(NAME) 912 Bluff Rd.	108-12-219
(ADDRESS) Nashville, TN	(ADDRESS) Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 2006213

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Donald Jones and wife, Demetrius P. Jones**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Realty Ventures Properties, LLC**, hereinafter called the GRANTEE, his/her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit. :

SEE ATTACHED EXHIBIT A

unimproved ☐

This is improved ■ property, known as 3252 East Lake Drive, Nashville, TN 37214
(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, his/her heirs and assigns forever; and we do covenant with the said GRANTEE that we 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; 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, his/her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness our hands this 12th day of October, 2006.

Donald Jones

Demetrius P. Jones

STATE OF Virginia
COUNTY OF Prince William

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within Donald Jones and wife, Demetrius P. Jones, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that Donald Jones and wife, Demetrius P. Jones executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 12th day of October, 2006.

Commission expires: 9/30/09

State of Virginia)
County of Prince William

On this 12th day of October, 2006, before me personally appeared Demetrius P. Jones, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Donald Jones, and who acknowledged that he executed the same as the free act and deed of Donald Jones.

Witness my hand, at Manassas, VA this 12th day of October, 2006

Commission Expires: 9/30/09

Notary Public

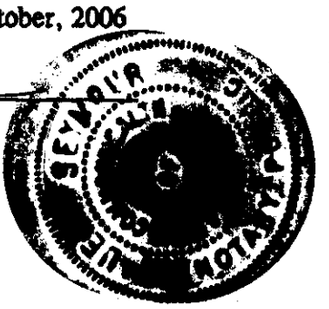


EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 64 on the Plan of Trailwood Subdivision, Section 5, as of record in Book 6900, page 477-479, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

BEING all of the same property conveyed to Donald Jones and wife, Demetrius P. Jones by Warranty Deed from Nathan E. Hawkins and wife, Angela A. Hawkins dated August 5, 1993 and filed of record in Book 9040, Page 936, Register's Office for Davidson County, Tennessee. See also Affidavit in Inst. 200001280009278, Register's Office for said County.