WARRANTY DEED 7580

RETURN TO:
[illegible] TITLE & [illegible]
[illegible] ROBERT ROSE [illegible] SUITE B
MURFREESBORO, TN 37129

Davidson County DEEDWARR
Recvd: 10/26/07 14:27 4 pgs
Fees:23.00 Taxes:3265.97

20071026-0126887

STATE OF **TENNESSEE**
COUNTY OF **RUTHERFORD**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $882,695.00 ~~$882,695.00~~

Zibah K. Gates
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **24TH DAY OF OCTOBER, 2007.**

Sheri L. Mayo
Notary Public

MY COMMISSION EXPIRES: February 24, 2009
(AFFIX SEAL)

NOTARY PUBLIC SHERI L. MAYO RUTHERFORD COUNTY, TN AT LARGE

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title and Escrow Co., 721 President Place, #100, Smyrna, TN 37167

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NUMBERS
Montgomery Downs, LLC	**OWNERS**	**136-00-0-115.00 & 136-00-0-071.00**
(NAME)	(NAME)	
275 Robert Rose Dr.	275 Robert Rose Dr.	**& 136-14-0-167.00136-14-0-168.00**
(ADDRESS)	(ADDRESS)	
Murfreesboro, TN 37129	Murfreesboro, TN 37129	**& 136-14-0-169.00**
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **James R. Jones and Russell Jones**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Montgomery Downs, LLC**, 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:

SEE ATTACHED EXHIBIT A

The said J. Melvin Jones and Hazel Jones having since died.

James R. Jones survived his wife Bonnie Sue Jones.

J. Melvin Jones survived his wife Hazel Jones. J. Melvin Jones died 7/04/06. Said property is vested in James R. Jones and Russell Jones as devisees of the Will of J. Melvin Jones noted in the Davidson County Probate Office as Docket No. 07P-738.

This conveyance is subject to any and all existing plat notes, conditions, restrictions and easements of record.

unimproved
This is improved ☐ property, known as

(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 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 my/our hand(s) this. 24th Day of October, 2007

James R. Jones

Russell Jones

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 **James R. Jones and Russell Jones** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Smyrna, Tennessee, this 24th of October, 2007.

Commission expires:7/16/2011

Notary Public

LORI HOLLOWAY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

EXHIBIT "A"

Property Description - Parcel 71

Beginning at an iron pin set on the southerly margin of Smith Springs Road, said point being the most northeasterly corner of the Property conveyed to the Trustees of the Presbytery of Middle Tennessee, as evidenced by deed of record in Deed Book 5922, page 383, Register's Office Davidson County, Tennessee, and the most northwesterly corner of the herein-described tract;
Thence with said margin of Smith Springs Road, along a curve to the left having a radius of 610.00 feet, through a central angle of 10 Degrees 30 Minutes 34 Seconds, an arc distance of 111.89 feet, said curve having a chord direction of South 81 Degrees 40 Minutes 02 Seconds East and a chord length of 111.73 feet to a point;
Thence continuing South 86 Degrees 55 Minutes 19 Seconds East a distance of 275.61 feet to an iron pin (new);
Thence leaving the southerly margin of Smith Springs Road, and with the westerly line of the Compton Investment Properties, LLC Property of record in Deed Book 11246, Page 297, Register's Office Davidson County, Tennessee, South 15 Degrees 32 Minutes 57 Seconds West, passing an old iron pin at 1.64 feet, a total distance of 375.03 feet to an iron pin (old);
Thence with the common line of the herein-described tract and the James R. Jones et ux Property of record in Deed Book 3869, page 543, Register's Office Davidson County, Tennessee, the following three calls:
North 79 Degrees 27 Minutes 50 Seconds West a distance of 75.00 feet to a point;
Thence South 00 Degrees 45 Minutes 49 Seconds West a distance of 280.00 feet to a point;
Thence South 79 Degrees 27 Minutes 54 Seconds East a distance of 350.00 feet to a point in the westerly line of Harbour Town Village, Section One, of record in Plat Book 4675, page 4, Register's Office Davidson County, Tennessee;
Thence with the westerly line of said plan of Harbour Town Village, Section One,
South 00 Degrees 44 Minutes 42 Seconds West a distance of 298.10 feet to an iron pin (old);
Thence with the common line of the herein-described tract and the plan of Harbour Town, Section Two, of record in Plat Book 4675, Page 147, Register's Office Davidson County, Tennessee, the following two calls:
South 01 Degrees 06 Minutes 06 Seconds West a distance of 75.20 feet to an iron pin (new);
Thence North 83 Degrees 11 Minutes 01 Seconds West a distance of 79.92 feet to an iron pin (old);
Thence with the common line of the herein-described tract and the plan of Harbor Gate, Section Two, of record in Plat Book 6250, Page 33, Register's Office Davidson County, Tennessee, the following six calls:
North 83 Degrees 15 Minutes 29 Seconds West a distance of 37.26 feet to an iron pin (old);
Thence crossing Starboard Drive at its northwesterly terminus,
North 82 Degrees 15 Minutes 26 Seconds West a distance of 67.07 feet to an iron pin (old);
Thence North 82 Degrees 37 Minutes 57 Seconds West a distance of 134.02 feet to a point;
Thence South 08 Degrees 53 Minutes 35 Seconds West a distance of 153.19 feet to an iron pin (new);
Thence North 80 Degrees 01 Minutes 09 Seconds West a distance of 90.10 feet to an iron pin (new);
Thence North 80 Degrees 01 Minutes 09 Seconds West a distance of 79.05 feet to an iron pin (old);
Thence North 80 Degrees 01 Minutes 09 Seconds West a distance of 226.21 feet to an iron pin set in the northeasterly line of Lot 18 on the plan of Castlegate, Section One, of record in Plat Book 4460, page 115, Register's Office Davidson County, Tennessee;
Thence with the northeasterly line of said plan of Castlegate, Section One,
North 21 Degrees 11 Minutes 03 Seconds West a distance of 284.46 feet to an iron pin (new);
Thence with the easterly line of the Smith Springs Church of Christ Property of record in Plat Book 7900 page 996, Register's Office Davidson County, Tennessee, North 13 Degrees 31 Minutes 46 Seconds East a distance of 668.01 feet to an iron pin (old);
Thence with the easterly line of the afore-said Presbytery of Middle Tennessee Property,
North 09 Degrees 19 Minutes 42 Seconds East a distance of 332.88 feet to the Point of Beginning, containing 13.321 acres or 580,252 square feet, more or less.

Being a portion of the property conveyed to J. Melvin Jones et ux as evidenced by deed of record in Deed Book 2647, page 551, Register's Office Davidson County, Tennessee.

Property Description - Parcel 113

Starting at an iron pin set on the southerly margin of Smith Springs Road, said point being the most northeasterly corner of the J. Melvin Jones et ux Property of record in Deed Book 2647, page 551, Register's Office Davidson County, Tennessee, and the most northwesterly corner of the Compton Investment Properties, LLC Property of record in Deed Book 11246, Page 297, Register's Office Davidson County, Tennessee,
Thence leaving the southerly margin of Smith Springs Road, and with the westerly line of said Compton Investment Properties, LLC Property,
South 15 Degrees 32 Minutes 57 Seconds West, passing an old iron pin at 1.64 feet, a total distance of 375.03 feet to an iron pin (old), the Point Of Beginning;
Thence with the southerly line of the afore-said Compton Investment Properties, LLC Property ,
South 79 Degrees 27 Minutes 50 Seconds East a distance of 274.96 feet to an iron pin (old);
Thence with the westerly line of the U.S. Housing Partners V Property of record at Instrument No. 20050726-0086770, Register's Office Davidson County, Tennessee,
South 00 Degrees 56 Minutes 42 Seconds West a distance of 15.15 feet to an iron pin (old);
Thence with the westerly line of Harbour Town Village, Section One, of record in Plat Book 4675, page 4, Register's Office Davidson County, Tennessee,
South 00 Degrees 44 Minutes 42 Seconds West a distance of 264.85 feet to a Point;
Thence with the common line of the herein-described tract and the afore-said J. Melvin Jones et ux Property, the following three calls:
North 79 Degrees 27 Minutes 54 Seconds West a distance of 350.00 feet to a Point;
North 00 Degrees 45 Minutes 49 Seconds East a distance of 280.00 feet to a Point;
Thence South 79 Degrees 27 Minutes 50 Seconds East a distance of 75.00 feet to the Point of Beginning, containing 2.217 acres or 96,565 square feet, more or less.

Being the same property conveyed to James R. Jones et ux as evidenced by deed of record in Deed Book 3869, Page 543, Register's Office for Davidson County, Tennessee.

Property Description - Parcel 167

Beginning at an iron pin found at the most northerly corner of Lot 204 on the plan of Harbor Gate, Section Two, of record in Plat Book 6250, Page 33, Register's Office Davidson County, Tennessee, said point also being a common rear corner of Lots 18 and 19 on the plan of Castlegate, Section One, of record in Plat Book 4460, page 115, Register's Office Davidson County, Tennessee;
Thence with the easterly line of said Lot 18, Castlegate, Section One,
North 38 Degrees 53 Minutes 56 Seconds West a distance of 85.17 feet to an iron pin (new);
Thence with a southerly line of the J. Melvin Jones et ux Property of record in Deed Book 2647, page 551, Register's Office Davidson County, Tennessee,
South 80 Degrees 01 Minutes 09 Seconds East a distance of 226.21 feet to an iron pin (old);
Thence with the northerly line of Lots 202, 203, and 204 on said plan of Harbor Gate, Section Two,
South 80 Degrees 54 Minutes 48 Seconds West a distance of 171.46 feet to the Point of Beginning, containing 0.145 acres or 6,335 square feet more or less.

Being a portion of the property conveyed to James R. Jones and Russell Jones as evidenced by deed of record at Instrument No. 20030326-0039827, Register's Office Davidson County, Tennessee, and being a reserve parcel shown on the plan of Harbor Gate, Section Two, of record in Plat Book 6250, Page 33, Register's Office Davidson County, Tennessee;

Property Description - Parcel 168

Beginning at an iron pin found on the westerly margin of Starboard Drive at its northerly terminus, as shown on the plan of Harbor Gate, Section Two, of record in Plat Book 6250, Page 33, Register's Office Davidson County, Tennessee;
Thence with the westerly margin of Starboard Drive,
South 34 Degrees 31 Minutes 11 Seconds East a distance of 45.12 feet to an iron pin (new);
Thence with the northerly line of Lots 199, 200, and 201 on said plan of Harbor Gate, Section Two, the following three calls:
South 55 Degrees 31 Minutes 06 Seconds West a distance of 99.60 feet to an iron pin (old);
Thence South 89 Degrees 02 Minutes 59 Seconds West a distance of 48.67 feet to an iron pin (new);
Thence South 52 Degrees 15 Minutes 31 Seconds West a distance of 65.00 feet to an iron pin (new);
Thence with the common line of the herein-desribed tract and the J. Melvin Jones et ux Property of record in Deed Book 2647, page 551, Register's Office Davidson County, Tennessee,
North 08 Degrees 53 Minutes 35 Seconds East a distance of 153.19 feet to a Point;
Thence South 82 Degrees 37 Minutes 57 Seconds East a distance of 134.02 feet to the Point of Beginning, containing 0.347 acres or 15095 square feet more or less.

Being a portion of the property conveyed to James R. Jones and Russell Jones as evidenced by deed of record at Instrument No. 20030326-0039827, Register's Office Davidson County, Tennessee, and being a reserve parcel shown on the plan of Harbor Gate, Section Two, of record in Plat Book 6250, Page 33, Register's Office Davidson County, Tennessee;

Property Description - Parcel 169

Beginning at an iron pin found on the easterly margin of Starboard Drive at its northerly terminus, as shown on the plan of Harbor Gate, Section Two, of record in Plat Book 6250, Page 33, Register's Office Davidson County, Tennessee;

Thence with the southerly line of the J. Melvin Jones et ux Property of record in Deed Book 2647, page 551, Register's Office Davidson County, Tennessee,
South 83 Degrees 15 Minutes 29 Seconds East a distance of 37.26 feet to an iron pin (old);
Thence with the westerly line of Lot 46 on the plan of Harbour Town, Section Two, of record in Plat Book 4675, Page 147, Register's Office Davidson County, Tennessee,
South 03 Degrees 24 Minutes 24 Seconds West a distance of 45.57 feet to a point in the easterly margin of Starboard Drive;
Thence with the said margin of Starboard Drive,
North 34 Degrees 31 Minutes 11 Seconds West a distance of 60.52 feet to the Point of Beginning, containing containing 0.019 acres or 848 square feet, more or less.

Being a portion of the property conveyed to James R. Jones and Russell Jones as evidenced by deed of record at Instrument No. 20030326-0039827, Register's Office Davidson County, Tennessee, and being a reserve parcel shown on the plan of Harbor Gate, Section Two, of record in Plat Book 6250, Page 33, Register's Office Davidson County, Tennessee;