File No. 290401028

**WARRANTY DEED**

BILL GARRETT, Davidson County
Trans: T20090034746 DEEDWARR
Recvd: 05/27/09 11:11 2 pgs
Fees: 13.00 Taxes: 1480.00
20090527-0048496

BOX 10-

RETURN

STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $400,000.00

Alison L Russell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF MAY, 2009.

Kathy Snyder
Notary Public

MY COMMISSION EXPIRES: .
(AFFIX SEAL)

KATHY SNYDER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 22, 2010

PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney
Southern Title Services
1535 W. Northfield Blvd., Suite 16
Murfreesboro, TN 37129

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBER |
|---|---|---|
| Jerry W. Jones | SunTrust Bank | 1150-90A-017.00 |
| (NAME) | (NAME) | |
| 820 Saussy Court | 401 Commerce Street | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37205 | Nashville, TN 37219 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

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, it's successors, **American Security Bank & Trust Company**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Jerry W. Jones and wife, Janet L. 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:

LAND in Davidson County, Tennessee, being Lot No. 17 on the Plan of The Woods of West Meade, a Planned Unit Development of record in Instrument No. 20031027-0157620, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description of said lot.

BEING part of the same property conveyed to AMERICAN SECURITY BANK & TRUST COMPANY by Substitute Trustee's Deed from STEPHEN C. BAKER, SUBSTITUTE TRUSTEE of record in Instrument No. 20080625-0065274 on 06/12/2008 and filed for record on 06/25/2008, Register's Office for DAVIDSON County, Tennessee.

This conveyance is subject to the following:
All matters as set forth per Instrument No. 20031027-0157620;Restrictions of record in Instrument No. 20030924-0141426;Storm water Detention Agreement Easement of record in Instrument No. 20030421-0052251;Quitclaim Deed to the Homeowner's Association for Open Spaces of record by Instrument No. 20070202-0014011;Charter of Homeowner's Association as shown of record in Instrument No. 20030206-0016485 and Instrument No. 20030305-0029209, Register's Office for Davidson County, Tennessee.

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 820 Saussy Court, Nashville, TN 37205
(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 hand this 22nd day of May, 2009.

American Security Bank & Trust Company

By: Richard Bobo CCO

Richard Bobo, CCO

STATE OF TENNESSEE

COUNTY OF Sumner

Before me, the undersigned Notary Public of the state and county aforesaid, personally appeared Richard Bobo, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be the CCO of American Security Bank & Trust Company, the within named bargainor, and that he being authorized to do so, executed the foregoing instrument for the purpose therein contained.

Witness my hand at office this 22nd day of May, 2009.

Commission expires:

Sandra D. Jackson

Notary Public

**File Number: 290401028**

**RETURN TO:**

Southern Title Services
1535 W. Northfield Blvd., Suite 16
Murfreesboro, TN 37129

SANDRA D. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

MY COMMISSION EXPIRES:
December 18, 2012