WARRANTY DEED

G-RLSP-09-0406

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $180,000.00

Affiant

Subscribed and sworn to before me, this 12th DAY OF August, 2009.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL) MY COMMISSION EXPIRES May 08, 2012

DAVIDSON COUNTY, STATE OF TENNESSEE, NOTARY PUBLIC, DENISE C. ALLIS

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jonathan Jones	Jonathan Jones	
1420 Carmack Lane 0 and ~~406 North 17th Street~~	(NAME) 1420 Carmack Lane ~~0 and 406 North 17th Street~~	
(ADDRESS) Spring Hill, Tn 37174 Nashville, TN 37206	(ADDRESS) Spring Hill, TN 37174 ~~Nashville, TN 37206~~	83-10-452 & 83-10-453
(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, we MARY PATRICIA STALLINGS, unmarried, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JONATHAN JONES, MARRIED, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOTS 189, 190, 191 AND 192, MAP OF MCEWEN PLACE, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 332, PAGE 133, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING PART OF THE SAME PROPERTY CONVEYED BY LAST WILL AND TESTAMENT OF ELMER HENRY STALLINGS TO MARY PATRICIA STALLINGS AS RECORDED ON THE 18TH DAY OF NOVEMBER, 1986 IN BOOK 7042, PAGE 395 AND DEEDS FROM HARRY MCEWEN AND WIFE, JOHNIE B. MCEWEN TO E. H. STALLINGS AND WIFE, IDA BELL STALLINGS AS RECORDED ON THE 23RD DAY OF JUNE, 1949 IN BOOK 1727, PAGE 200 AND FROM JACK B. BAIRD AND WIFE, SARAH SCHWEISS BAIRD TO E.H. STALLINGS AND WIFE, IDA BELLE STALLINGS AS RECORDED ON THE 11TH DAY OF OCTOBER, 1944 IN BOOK 1306, PAGE 333, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING RESTRICTIONS AND EASEMENTS AS SHOWN OF RECORD INCLUDING THOSE IN PLAT BOOK 332, PAGE 133; EASEMENT DEED OF RECORD IN INSTRUMENT NO. 20071026-0126916; APPLICATION TO SPLIT PARCELS OF RECORD IN INSTRUMENT NO. 20080211-0013702, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ( )
This is improved (X) property, known as 0 and 406 North 17th Street, Nashville, Tennessee 37206
(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), 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), 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 12th day of August, 2009.

Mary Patricia Stallings

Mary Patricia Stallings

BILL GARRETT, Davidson County
Trans: T20090055464 DEEDWARR
Recvd: 08/13/09 15:34 2 pgs
Fees: 13.00 Taxes: 666.00

20090813-0076375

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Mary Patricia Stallings, the within named bargainor, 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, this the 12th day of August, 2009.

Notary Public

My Commission Expires: 7-24-10

(SEAL)

JOHN GLEAVES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

Prepared by &
RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903