File No. 290800688

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20090069180 DEEDWARR
Recvd: 10/09/09 12:49 2 pgs
Fees:13.00 Taxes:777.00
20091009-0094249

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $210,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF SEPTEMBER, 2009.

Notary Public

MY COMMISSION EXPIRES: October 23, 2012. 11/22/10
(AFFIX SEAL)

Kate Rosenthal NOTARY PUBLIC STATE OF TENNESSEE Sumner County

THIS INSTRUMENT WAS PREPARED BY
Stewart Title of Tennessee, Inc.
Sidwell, Barrett, & Welch, PC
100 Bluegrass Commons Blvd., Suite 2180
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lona L. Beckwith	New Owner	103140A00400CO
(NAME) 4500 Post Road A-4	(NAME)	
(ADDRESS) Nashville, TN 37205	(ADDRESS)	
(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, **Tarpley Brooks Jones, Zachary Chaffin Jones, and Marshall P. Jones, all heirs to the estate of Virginia S. Jones**, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto **Lona L. Beckwith**, hereinafter called the grantee(s), HER 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 Unit No. A-4 on the Revised Plan of The Hillwood, a Condominium, of record in Plat Book 6250, Page 503, and as established by Master Deed of Record in Book 5280, Page 464, amended in Book 6553, Page 108, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit and as set forth in the Master Deed, reference to which is hereby made for a more complete description of the Unit and the Condominium, the rights and obligations of the Declarant and the Unit Owners, and the By-Laws of the Association of Owners.

Being the same property conveyed to Virginia S. Jones by deed from Geneva Fox now Geneva McNabb, and husband, Frank McNabb, of record in Instrument 20060804-0095780, dated July 27, 2006 and filed for record on August 4, 2006, Register's Office for Davidson County, Tennessee.

The said Virginia S. Jones having since died on March 17, 2009.

This conveyance is subject to:

All matters as set forth per Plat Book 6250, Page 503, said Register's Office. Master Deed and By-Laws filed for record in Book 5280, Page 464, said Register's Office. Master Deed was amended of record in Book 6553, Page 108, said Register's Office. By-Laws were amended of record in Book 7702, Page 606; Book 7822, Page 263; and Instrument 200811250115372, said Register's Office. Charter of The Hillwood Homeowners Association of record in Book 5286, Page 122, said Register's Office.

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 4500 Post Road A-4, 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 GRANTEE(S), HER 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), HER 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 hands this 29th day of September, 2009.

Marshall P. Jones BY: Tarpley Brooks Jones Attorney-in-Fact
Marshall P. Jones, heir to the estate of Virginia S. Jones, BY: Tarpley Brooks Jones, Attorney-in-Fact

Tarpley Brooks Jones
Tarpley Brooks Jones, heir to the estate of Virginia S. Jones

Zachary Chaffin Jones BY: Tarpley Brooks Jones Attorney-in-Fact
Zachary Chaffin Jones, heir to the estate of Virginia S. Jones, BY: Tarpley Brooks Jones, Attorney-in-Fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Tarpley Brooks Jones, heir to the estate of Virginia S. Jones the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 29th day of September, 2009.

Commission expires: October 23, 2012

KIM GILLESPIE STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Kim Gillespie
Kim Gillespie Notary Public

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 29th day of September, 2009, before me personally appeared Tarpley Brooks Jones, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he is the attorney-in-fact of Zachary Chaffin Jones, heir to the estate of Virginia S. Jones, and is authorized by him, and does hereby acknowledge the execution of this instrument on his behalf, by virtue of an instrument of record in Instrument No. 20091009-0094247 Register's Office of Davidson County, Tennessee.

Witness my hand at office this 29th day of September, 2009.

Commission expires: October 23, 2012

KIM GILLESPIE STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Kim Gillespie
Kim Gillespie Notary Public

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 29th day of September, 2009, before me personally appeared Tarpley Brooks Jones, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he is the attorney-in-fact of Marshall P. Jones, heir to the estate of Virginia S. Jones, and is authorized by him, and does hereby acknowledge the execution of this instrument on his behalf, by virtue of an instrument of record in Instrument No. 20091009-0094248 Register's Office of Davidson County, Tennessee.

Witness my hand at office this 29th day of September, 2009.

Commission expires: October 23, 2012

KIM GILLESPIE STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Kim Gillespie
Kim Gillespie Notary Public

File Number: 290800688

RETURN TO:

Stewart Title of Tennessee, Inc.
100 Bluegrass Commons Blvd., Suite 2180
Hendersonville, TN 37075