BILL GARRETT, Davidson County
Trans:T20100019640 DEEDWARR
Recvd: 04/05/10 15:22 2 pgs
Fees:13.00 Taxes:481.00
20100405-0025295

This instrument prepared by:
Martha Brooke Perry, Atty.
BALTHROP, PERRY & NOE
An Association of Attorneys
102 Frey St., P. O. Box 82
Ashland City, TN 37015

William Dudley Morton

TO: Matthew P. Jones and wife,
Meghan Jones
135 Dodge Dr.
Nashville, TN 37210

MAP & PAREL:
119-03-0-031

SEND TAX BILLS TO: SAME

WARRANTY DEED

For and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, I, William Dudley Morton, Grantor herein; have bargained and sold and by these presents do convey unto Matthew P. Jones and wife, Meghan Jones, Grantees herein, their heirs and assigns, the following described property:

> LAND in Davidson County, Tennessee, being Lot(s) 2, as shown on the map entitled Crescent Heights of record in Plat Book 2331, page 106, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.
>
> AND BEING the same land conveyed to William Dudley Morton by deed from James L. Creson and wife, Ruby d. Creson, of record at Instrument No. 20090921-0088015, Register's Office of Davidson County, Tennessee.
>
> This conveyance is subject to the lien of 2010 Davidson County land taxes which have been prorated and payment of which is assumed by grantees herein, to all roads, easements, setback lines or other matters appearing on said plan and to restrictive covenants of record in Deed Book 2495, page 513 in the said Register's Office.
>
> The hereinabove described property is not the residence of the Grantor, he and his wife maintaining a residence elsewhere.

To have and to hold the said parcel of real property, with appurtenances, estate, title, and interest thereto belonging unto the said Grantees, their heirs and assigns forever. I do covenant with Grantees that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that it is unencumbered except as shown of record. I do further covenant and bind myself and my heirs and representatives to warrant and forever defend the title unto said real

property unto the Grantees, their heirs and assigns, against the lawful claims of all persons, whomsoever.

IN WITNESS WHEREOF, I have hereunto set my hand, this the 1st day of April, 2010.

William Dudley Morton

STATE OF TENNESSEE
COUNTY OF Cheatham

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, WILLIAM DUDLEY MORTON, 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 executed the within instrument for the purposes therein contained. WITNESS my hand, at office, this the 1st day of April, 2010.

NOTARY PUBLIC

MARTHA BROOKE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY, TENN.

My Commission Expires: 7/15/13

STATE OF TENNESSEE
COUNTY OF CHEATHAM

The actual consideration or value, whichever is greater, for this transfer is $130,000.00

Cari Tiesl
Grantee

SWORN to and subscribed before me
this the 1 day of April, 2010.

NOTARY PUBLIC

My commission expires: 7-24-10

JOHN GLEAVES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

Return to:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212