WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20100038187 DEEDWARR
Recvd: 06/23/10 09:24 2 pgs
Fees: 13.00 Taxes: 529.10
20100623-0048916

MELODY M. JENKINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $148,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 21st day of June 2010

Notary Public

MY COMMISSION EXPIRES: 3-3-2014
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, LLC, 30 Burton Hills Blvd, Suite 175, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Peter Authur Jones and Lisa Bachman Jones	Pinnacle National Bank	11914031700
(NAME) 3101 Wingate Avenue	(NAME) 150 3rd Ave S. Ste 900	
(ADDRESS) Nashville, TN 37211	(ADDRESS) Nashville, TN 37201	
(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, I/WE, **David L. Mason, Jr., successor Trustee of the Declaration of Trust of Grace W. Mason**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Peter Authur Jones and wife, Lisa Bachman Jones**, husband and wife, 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 31, PLAN OF WILLIAM LEE SUBDIVISION OF ROTH PROPERTY, as shown on plat of record in Plat Book 1130, Page 67, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Alyce M. Kirchner or David L. Mason, Jr., as Successor Trustee of the Declaration of Trust of Grace W. Mason by instrument filed for record May 15, 1987 in Book 7237, page 289, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 3101 Wingate Avenue, Nashville, TN 37211

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, has 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 our hands this 14th day of June, 2010.

David L. Mason Jr.

David L. Mason, Jr., successor Trustee of the Declaration of Trust of Grace W. Mason

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary in and for said County and State, personally appeared the within named David L. Mason, Jr., whom I am personally acquainted and who upon his oath acknowledged himself to be the Successor Trustee of the Declaration of Trust of Grace W. Mason, and that he being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing on behalf of the Declaration of Trust of Grace W. Mason.

WITNESS my hand and official seal at Nashville, Tennessee, this 14th day of June, 2010.

Notary Public

My commission expires: 7/3/12

KELLY ANN CALLAGHAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON