This Instrument prepared by
~~and after recording return to:~~
G. Miller Hogan, II, Esq.
Lassiter, Tidwell, Davis, Keller & Hogan, PLLC
150 Fourth Avenue North
One Nashville Place, Suite 1850
Nashville, Tennessee 37219

Return to:
FOUNDATION
TITLE AND ESCROW, LLC
M-1820450 Saint Andrews Dr., Ste. C
Murfreesboro, TN 37128

WARRANTY DEED

Address of new owner as follows:
Amanda Ball
1119 Pennock Avenue
Nashville, Tennessee 37207

Send tax bills to:
Same

Map-Parcel No.
082-03-0-0323

BILL GARRETT, Davidson County
Trans:T20100042591 DEEDWARR
Recvd: 07/12/10 12:20 3 pgs
Fees:18.00 Taxes:688.20
20100712-0054521

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Know all men by these presents that, **Jonathan Jones and wife, Whitney Jones** (hereinafter collectively called the "Grantors"), for and in consideration of the sum of Ten Dollars ($10.00) cash, in hand paid, and other good and valuable consideration to the Grantors, from **Amanda Ball, an unmarried woman** (called the "Grantee"), the receipt and sufficiency of which is hereby acknowledged, have GRANTED, SOLD AND CONVEYED, and by these presents do GRANT, SELL AND CONVEY, unto the Grantee, that certain tract or parcel of real property situated in Davidson County, Tennessee, described below together with all and singular the rights, benefits, privileges, easements, tenements and appurtenances pertaining thereto, including any right, title and interest of the Grantors in and to adjacent streets, roads, alleys, improvements, buildings and fixtures located thereon (said land, together with such rights, benefits, privileges, tenements and appurtenances, and improvements, buildings and fixtures being hereinafter collectively called the "Property"):

Land in Davidson County, Tennessee, being Lot No. 36 on the Map of Crutcher's Bros. Subdivision of a part of the Lucy H. Lindsley Property, as of record in Plat Book 161, page 158, Register's Office for said County.

Said Lot No. 36 fronts 50 feet on the easterly side of Pennock Street and runs back between lines 154.8 feet on the north line and 154.2 feet on the south line to a dead line on which it measures 50 feet, more or less.

Being the same property conveyed to JONATHAN JONES, by deed from ANDREW WESLEY WILLIAMS, HILDA CORINNE CHAMBLISS AND WANDA GAIL FRAZIER, DEVISEES UNDER THE LAST WILL AND TESTAMENT OF HOWARD WALTER WILLIAMS, JR., of record as Instrument No. 20091023-0098260, dated October 16, 2009, said Register's Office.

This is improved property commonly known as: **1119 Pennock Avenue, Nashville, Tennessee 37207.**

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in anywise belonging, as aforesaid, unto the Grantee, her heirs, successors and assigns, forever.

The Grantors, for themselves and their heirs, successors and assigns covenant with the Grantee that the Grantors are lawfully seized of a good, absolute and indivisible estate in fee simple to the Property; that the Grantors have good right and lawful authority to sell and convey the Property; that the Grantors have committed no act to encumber the Property; and that the Grantee shall have quiet possession of the Property; and the Grantors do hereby bind themselves and their heirs, successors and assigns, to WARRANT AND FOREVER DEFEND all and singular the Property unto the Grantee, her heirs, successors and assigns, against the lawful claims of all persons claiming by, through or under the Grantors and any other person.

This conveyance is subject to all easements and restrictions of record, the lien for property taxes that are not delinquent, any matters shown on any applicable plat and all matters that would be revealed by an accurate survey of the Property.

IN WITNESS WHEREOF, this Warranty Deed is executed by the Grantors as of the 8th day of July, 2010.

Jonathan Jones

Whitney Jones

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State **Jonathan Jones**, 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 8th day of July, 2010.

JENNIFER S. GHAWEM
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires January 6, 2014

Notary Public
My commission expires: January 6, 2014

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State **Whitney Jones**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 8th day of July, 2010.

Notary Public
My commission expires:

JENNIFER S. GHANEM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires January 6, 201

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value for this transfer of property, whichever is greater is $186,000.00

Affiant

Sworn to and subscribed before me this
8th day of July, 2010.

Notary Public
My Commission Expires:

JENNIFER S. GHANEM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires January 6, 201