THIS INSTRUMENT PREPARED BY:
CHAFFIN & BURNSED, PLLC
THE FRIDRICH BUILDING, FIRST FLOOR
2909 POSTON AVENUE
NASHVILLE, TN 37203
(615) 460-7478

Davidson County DEEDWARR
Recvd: 08/16/10 09:36 2 pgs
Fees:13.00 Taxes:646.46
20100816-0064271

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Tax Map: 156-01-0D-012.00

The actual consideration or value, whichever is greater, for this transfer is $174,719.00.

Affiant

Subscribed and sworn to before me this the 12th day of August, 2010.

My Commission Expires: 3/4/13

Notary Public

R. GARRY CHAFFIN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 4, 2013

ADDRESS NEW OWNER(S) AS FOLLOWS:

The Jones Company of Tennessee, LLC
(Name)
1221 Liberty Pike
(Street Address)
Franklin, Tennessee 37067

SEND TAX BILLS TO:

SAME
(Name)

(Street Address)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named "Grantee," and other good and valuable consideration, the receipt and sufficiency all of which is hereby acknowledged, **Matthew C. Phye and wife, Ruth I. Phye,** hereinafter collectively called the "Grantors," have bargained and sold, and by these presents do transfer and convey unto **The Jones Company of Tennessee, LLC, a Missouri limited liability company,** hereinafter called the "Grantee," a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

LAND in Davidson County, Tennessee, being Lot No. 12 on the Final Plat of Brook Glen, a Planned Unit Development, as of record in Book 9700, page 128, Register's Office for said County, to which said plan reference is hereby made for a more complete description.

BEING the same property conveyed to Matthew C. Phye and wife, Ruth I. Phye, by Deed from The Jones Company Custom Homes of Tennessee, Inc., a Tennessee corporation, as of record in Book 11373, page 538, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to (1) Declaration of Covenants, Conditions and Restrictions, of record in Book 10276, page 283, said Register's Office, (2) Charter for Brook Glen Homeowners Association of record in Book 10477, page 552, said Register's Office, (3) Easements and setback lines as set forth on the above plan of record, and (4) taxes for the current year which are assumed by the Grantee herein.

BEING improved property known as: 40 Brook Glen Cove, Nashville, TN 37221.

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said "Grantee," its successors and/or assigns forever; and "Grantors" do covenant with the said "Grantee" that they 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 "Grantors" do further covenant and bind themselves, their successors and/or assigns to warrant and forever defend the title to the said land to the said "Grantee," its successors and/or assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the "Grantors" have caused their names to be affixed hereto on this 12th day of August, 2010.

GRANTORS:

Matthew C. Phye

Ruth I. Phye

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a notary public in and for said County and State, **Matthew C. Phye and Ruth I. Phye,** the within named Grantors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal in Nashville, Tennessee, this 12th day of August, 2010.

Notary Public

My Commission Expires: 3/4/13

R. GARRY CHAFFIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 4, 2013

CERTIFICATE OF AUTHENTICITY

I, Kate Winter, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Kate Winter

State of Tennessee
County of Davidson

Personally appeared before me, Amy D. Nix, a notary public for this county and state, Kate Winter, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

Commission Expires: _____

AMY D. NIX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 3, 2012