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

Record and return to:
Victory Title & Escrow, LLC
695 President Pl., Ste. 203
Smyrna, TN 37167
VT100900600

BILL GARRETT, Davidson County
Trans:T20100068719 DEEDWARR
Recvd: 10/29/10 11:57 3 pgs
Fees:18.00 Taxes:943.50
20101029-0086732

WARRANTY DEED

Address of new owner as follows:
Amanda McNalley
1314 Porter Road
Nashville, TN 37206

Send tax bills to:
~~Same~~
PHH Mortgage Corp.
1 Mortgage Way
Mount Laurel, NJ. 08054

Map-Parcel No.
083-03-0-019.00

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Know all men by these presents that, **Robert Jones and wife, Debbie 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 paid to the Grantors, by **Amanda McNalley,** an unmarried person (hereinafter 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 being located in Davidson County, Tennessee, being the northeast part of Lot No. 43 on the Plan of Brownsville, as of record in Book 21, page 9, Register's Office for said County, and is part of the undivided portion of said lot shown on Plan of R.T. Creighton's Subdivision of the south part of Lot Nos. 42 and 43, in Brownsville, a plan of which subdivision is of record in Book 332, page 18, said Register's Office. Said part of Lot No. 43 is more particularly described as follows:

Beginning at the southwest corner of the Porter Road and Straightway Avenue, formerly Main Street; thence with the westerly margin of said Porter Road southerly 108 feet to a point; thence westerly and parallel with said Straightway Avenue 187.5 feet to a point; thence northerly 108 feet, more or less, to the southerly margin of said Straightway Avenue; and thence easterly with said southerly margin of Straightway Avenue, 212.5 feet to the beginning.

Being the same property conveyed to ROBERT JONES AND DEBBIE JONES, HUSBAND AND WIFE, by deed from THOMAS RAY CASE AND AUDREY JANE CASE, HUSBAND AND WIFE, of record as Instrument No. 20100412-0027444, dated April 8, 2010, said Register's Office.

This is improved property commonly known as: **1314 Porter Road, Nashville, Tennessee 37206**

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 and 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 and 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 15th day of October, 2010.

Robert Jones

Deborah Jones

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State **Robert Jones**, the within named bargainors, 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 15th day of October, 2013.

Notary Public
My commission expires:

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State **Deborah Jones**, the within named bargainors, 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 15th day of October, 2013.

Notary Public
My commission expires:

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value for this transfer of property, whichever is greater is $255,000.00.

Affiant

Sworn to and subscribed before me this
15th day of October, 2013.

Notary Public
My Commission Expires: