WARRANTY DEED

R-VRES-10-807

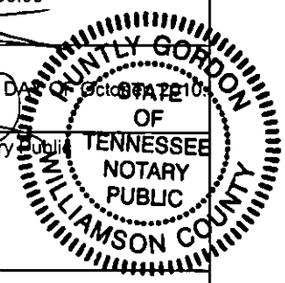
STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $190,000.00

Affiant

Subscribed and sworn to before me, this 28th DAY OF October, 2010

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL) 8/4/14



THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James B. Mills, Jr.	Same address as	
807 Benton Avenue (ADDRESS)	(NAME) new owner (ADDRESS)	
ashville, TN 37204 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	105100B01300CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we RYAN C. JONES, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JAMES B. MILLS, JR., A SINGLE MAN, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 13 IN WAVERLY PLACE, A PRIVATE ELEMENT HORIZONTAL PROPERTY REGIME, LOCATED ON BEECH AVENUE AND BENTON AVENUE IN NASHVILLE, DAVIDSON COUNTY, TENNESSEE, AND DESCRIBED IN A DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR WAVERLY PLACE TOWNHOMES, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS, OF RECORD IN INSTRUMENT NO. 20040429-0048517, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE. THE EASEMENTS, RESTRICTIVE COVENANTS, CONDITIONS, AND REGULATIONS IMPOSED UPON AND RELATING TO THE UNITS, PROPERTY, CO-OWNERS AND TENANTS OF WAVERLY PLACE TOWNHOMES, A PRIVATE ELEMENT HORIZONTAL PROPERTY REGIME, CONTAINED IN THE SAID DECLARATION, THE PLAN FILED AS EXHIBIT "C" TO SAID DECLARATION APPEARING IN INSTRUMENT NO. 20040429-0048517, AND BY-LAWS APPENDED THERETO, SAID REGISTER'S OFFICE, ARE INCORPORATED IN THIS DEED BY REFERENCE AND MADE A PART HEREOF THE SAME AS THOUGH COPIED HEREIN.

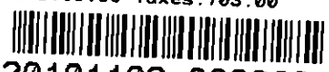
BEING THE SAME PROPERTY CONVEYED TO RYAN C. JONES, UNMARRIED BY WARRANTY DEED FROM CRAIGHEAD DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, RECORDED ON THE 4TH DAY OF MAY, 2004 IN INSTRUMENT NO. 20040504-0050564, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. SAID RYAN C. JONES HAVING SINCE MARRIED. THE ABOVE PROPERTY IS INVESTMENT PROPERTY AND HAS NEVER BEEN THE PRINCIPAL MARITAL RESIDENCE OF RYAN C. JONES.

THIS CONVEYANCE IS SUBJECT TO COUNTY TAXES FOR THE YEAR 2011 AND SUBSEQUENT YEARS; RESTRICTIONS OF RECORD IN INSTRUMENT NO. 20040429-0048217; CHARTER OF RECORD IN INSTRUMENT NO. 20040429-0048518 AND ANY AND ALL OTHER EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

unimproved ( )
This is improved (X) property, known as 807 Benton Avenue, Nashville, Tennessee 37204
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we 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 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 GRANTEE(S), 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.

BILL GARRETT, Davidson County
Trans:T20100070908 DEEDWARR
Recvd: 11/08/10 15:11 2 pgs
Fees:13.00 Taxes:703.00



20101108-0089601

Witness my/our hand(s) this 28th day of October, 2010.

Ryan C. Jones

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Ryan C. 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/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 28th day of October, 2010.

Notary Public

My Commission Expires: 5-20-14

(SEAL)

MARY FRANCES RUDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903

Please Return To:
Limestone Title & Escrow, LLC
5409 Maryland Way, Suite 130
Brentwood, TN 37027