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

BILL GARRETT, Davidson County
Trans:T20100071080 DEEDWARR
Recvd: 11/09/10 10:23 3 pgs
Fees:18.00 Taxes:411.44
20101109-0089852

WARRANTY DEED

Address of new owner as follows:	Send tax bills to:	Map-Parcel No.
Robert Taylor Dobbs **2114 Jones Avenue** **Nashville, Tennessee 37207**	**Same** BAC Home Loans P.O. Box 15222 Wilmington, DE 19886-5222	**071-04-0-198.00**

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Know all men by these presents that, **Jonathan Jones and wife, Whitney Jones** (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 **Robert Taylor Dobbs** (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 the northerly part of Lot No. 144 on the Map of Joywood Heights, Section I, as of record in Book 1130, Page 91, Register's Office for said County, described as follows:

BEGINNING on the westerly margin of Jones Avenue 52.1 feet north of the corner of Lots Nos. 144 and 145; thence with the westerly margin of Jones Avenue, northwardly 32.1 feet to the beginning of a curve; thence around said curve, with a radius of 23.7 feet to the southerly margin of Jones Circle; thence with the southerly margin of Jones Circle westwardly 125.4 feet to the corner of Lots No. 144 and 165; thence with the line between said lots, southwardly 52 feet to a point 52 feet north of the southwest corner of Lot No. 144; thence eastwardly 150 feet to the westerly margin of Jones Avenue, the point of beginning.

Being the same property conveyed to JONATHAN JONES AND WHITNEY JONES HUSBAND AND WIFE, by deed from HSBC MORTGAGE SERVICES, INC., of record as Instrument No. 20100503-0033275, dated April 21, 2010, said Register's Office.

This is improved property commonly known as: **2114 Jones 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, his 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, his 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 29th day of October, 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 29th day of October, 2010.

Notary Public
My commission expires:

JENNIFER S. GHANEM NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY 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 29th day of October, 2010.

Notary Public
My commission expires:

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

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value for this transfer of property, whichever is greater is $111,200.00.

Affiant

Sworn to and subscribed before me this
27th day of October, 2010.

Notary Public
My Commission Expires:

JENNIFER CHANEY
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
My Commission Expires January 6, 2014