Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #11-1086

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Karen Bone, and husband, Michael C. Bone**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Clay T. Jackson, Jr., unmarried**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being the westerly 101 feet of Lot No. 5 Block A on the 2nd Revised Plan of Highlands of Belle Meade No. 2 Blocks A, B, C and D, of record in Plat Book 1130, Page 62, amended in Plat Book 5336, Page 842, Register's Office for Davidson County, Tennessee.

Being at an iron pin in the northerly margin of Cheek Road, said point being the common line between Lot No. 4 and Lot No. 5 of said plan; thence with the line between said lots north 19 degrees 31 minutes east 200 feet to an existing stake in the rear line of Lot 17 of said Subdivision; thence in an easterly direction along the common rear lines of Lots 17, 16 and 5, south 70 degrees 29 minutes east 101 feet to an iron pin; thence south 19 degrees 31 minutes west 200 feet to the northerly margin of Cheek Road north 70 degrees 29 minutes west 101 feet to the beginning.

Being the same property conveyed to Karen Bone by Quitclaim Deed from Michael Bone dated 3/6/07 of record in Inst. No. 20070314-0031388, Register's Office, Davidson County, TN.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 118 Cheek Road, Nashville TN, 37205.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

WITNESS THE EXECUTION HEREOF this 26th day of April, 2011.

Karen Bone

Michael C. Bone

BILL GARRETT, Davidson County
Trans:T20110024626 DEEDWARR
Recvd: 04/27/11 10:18 2 pgs
Fees:13.00 Taxes:2368.00

20110427-0032095

State of Tennessee)
County of Davidson)

On this 26th day of April, 2011, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Karen Bone and Michael C. Bone, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 5/20/14

ANGELA Y. POSTON-WILLIAMSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY TENN

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 640,000.00.

Affiant

Sworn and subscribed before me on this the 26th day of April, 2011.

Notary Public

My Commission Expires:

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires May 2, 2011

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
Clay T. Jackson, Jr.	Pinnacle National Bank	129-12-0-107.00
118 Cheek Road	150 3rd Avenue South, Ste. 900	
Nashville, TN 37205	Nashville, TN 37201	