WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110050159 DEEDWARR
Recvd: 08/16/11 09:48 2 pgs
Fees:13.00 Taxes:290.45

20110816-0063061

File No.: ALW-11-1513

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $78,500.00

Lucinda Carter
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11TH DAY OF August, 2011.

Notary Public

MY COMMISSION EXPIRES: 11/30/2014
(AFFIX SEAL)

MICHAEL DONALD CHILD NOTARY PUBLIC STATE OF TENNESSEE DeKALB COUNTY

THIS INSTRUMENT WAS PREPARED BY
Commerce Title & Escrow, LLC
1812 Broadway
Nashville, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jonathan Jones and Matt Engesath	Jonathan Jones and Matt Engesath	72-14-239.00
(NAME)	(NAME)	
1513 East Douglas Avenue	1513 East Douglas Ave	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Nashville, TN 37209	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **J. SETH JENNINGS AND WILLIAM SMALLMAN**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and conveyed unto, **JONATHAN JONES AND MATT ENGESATH**, 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 Lot 71, on the plan of DR. E.T. BROWN'S SUBDIVISION OF LOTS 21-26, BROWNSVILLE ADDITION, as shown on plat of record in Plat Book 332, Page 91, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to J. Seth Jennings and William Smallman by Substitute Trustee's Deed from Spencer C. Farris, Executive Vice President for Trustee Management Company as Successor Trustee, recorded on the 27th day of June, 2011 in Instrument Number 20110627-0049001, corrected in Instrument Number 20110629-0049614, in the Register's Office of Davidson County, Tennessee.

Subject property is not the principal residence of Grantor(s), Grantor(s) spouse(s), and/or any dependants as defined by statute.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 1513 East Douglas Avenue, Nashville, TN 37209
(House Number) (Street) (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 GRANTEES, 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.

Witness my/our hand(s) this 11th day of August, 2011 .

J. Seth Jennings

William Smallman

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, J. Seth Jennings and William Smallman, the within named bargainor(s), 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, this the 11th day of August, 2011.

Amanda Vaughn
Notary Public
My Commission Expires: 01/07/2013

AMANDA VAUGHN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:

Commerce Title & Escrow, LLC
1812 Broadway
Nashville, TN 37203
(615)515-7171