RECORD AND RETURN TO:
Mitchell A. Watts, Attorney
2400 Crestmoor Road #102
Nashville, TN 37215

PREPARED BY [redacted]

BILL GARRETT, Davidson County
Trans:T20110067040 DEEDWARR
Recvd: 10/26/11 12:20 2 pgs
Fees:13.00 Taxes:1720.50
20111026-0083302

WILKINS & IVEY
Attorneys at Law
104 Woodmont Blvd., Suite 100
Nashville, Tennessee 37205
Phone (615) 298-3312 - Fax 292-8746

Christy Wilkins Ivey *Percy Wilkins, Jr. (retired)*

W & I Ref:(DM) Title No: 51061
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Vaughan F. R. Jones Martha W. M. Jones 155 Valley Forge Nashville, Tennessee 37205	Vaughan F. R. Jones 155 Valley Forge Drive Nashville, TN 37205

TAX MAP-PARCEL NUMBERS: 116080G15500CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$465,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Wilma L. Hearn, Trustee of the Wilma Lobb Hearn Living Trust**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Vaughan F. R. Jones and Martha W. M. Jones, husband and wife** 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 Lot No. 155 on the Plan of Sugartree, Phase 3, of record in Book 5050, pages 67 through 71, amended in Book 5169, page 426, Book 5191, page 412, Book 5222, page 468, Book 5238, page 93, Register's Office for said County, to which Plan reference is made for a more complete description.

Being the same property conveyed to James W. Hearn, unmarried, by Warranty Deed from Estes-Taylor Company, a Tennessee corporation, dated August 1, 1979 and recorded on August 3, 1979, of record in Book 5476, page 264, Register's Office for Davidson County, Tennessee. By Quitclaim Deed, dated March 23, 2007 and recorded on June 26, 2007, of record I Doc. No. 20070626-0076428, James W. Hearn conveyed the subject property to Wilma L. Hearn. By Quitclaim Deed dated June 26, 2007, recorded on June 27, 2007, of record in Doc. No. 20070627-0076901, subject property was conveyed to Wilma L. Hearn, Trustee of the Wilma Lobb Hearn Living Trust.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2011, and subsequent years; All matters shown on the plan, with Owner's Certificate, of record in Book 5050, pages 67 through 71, amended in Book 5169, page 426, Book 5191, page 412, book 5222, page 468, Book 5238, page 93, Register's Office for said County; The Declaration of Covenants, Conditions and Restrictions of record in Book 4857, page 157, amended in Book 4911, page 356, Book 4996, page 126, Book 5003, page 688, Book 5087, page 220, Book 5152, page 401, Book 5514, page 138, Book 5691, page 61, Book 11758, page 466, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as: 155 Valley Forge, Nashville, Tennessee 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 COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a 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.

WITNESS THE EXECUTION HEREOF this 24th day of October, 2011.

Wilma L. Hearn, Trustee

Wilma L. Hearn, Trustee

State of TENNESSEE
County of DAVIDSON

On this 24th day of October, 2011 , before me the undersigned authority, personally appeared Wilma L. Hearn, Trustee , 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.

My Commission Expires: _____

CHRISTY W. IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES:
March 3, 2015

Notary

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $465,000.00

Affiant

Sworn and subscribed before me this the 24th day of October, 2011

Notary Public

My Commission Expires: 8.29.13

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY