BILL GARRETT, Davidson County
Trans:T20110077174 DEEDWARR
Recvd: 12/06/11 16:08 2 pgs
Fees:13.00 Taxes:1048.95
20111206-0095304

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $283,500.00

Affiant

Subscribed and sworn to before me this 30th DAY OF November, 2011.

Notary Public

CHARLES SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

M/ COMMISSION EXPIRES:
(AFFIX SEAL)

R-VRES-11-910

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
Bradley L. Jones	Avenue Bank	
910 Marengo Lane (ADDRESS)	(NAME) 111 10th Avenue South, Suite 200 (ADDRESS)	
Nashville, TN 37204 (CITY) (STATE) (ZIP)	Nashville, Tn. 37203 (CITY) (STATE) (ZIP)	118-10-045.00

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 DEBRA A. GORDON AND HUSBAND, RICK GORDON, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto BRADLEY L. JONES AND KARRIE E. JONES, HUSBAND AND WIFE, 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 NO. 30 ON THE MAP OF SUTTON HILL SECTION OF MARENGO PARK, OF RECORD IN PLAT BOOK 974, PAGE 67, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT NO. 30 FRONTS 75.25. FEET ON THE NORTHERLY MARGIN OF MARENGO LANE AND EXTENDS BACK 164.0 FEET ON THE WESTERLY LINE AND 170.0 FEET ON THE EASTERLY LINE TO A DEAD LINE IN THE REAR, MEASURING 75.0 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO DEBRA A. COUGHLIN AND RICK GORDON, BOTH UNMARRIED, AS JOINT TENANTS BY DEED FROM NINETEAR R. WOOLDRIDGE, MARRIED OF RECORD IN BOOK 9223, PAGE 144, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED JANUARY 14, 1994.

BEING THE SAME PROPERTY CONVEYED TO DEBRA A. GORDON AND HUSBAND, RICK GORDON BY DEED FROM DEBRA A. COUGHLIN, NOW KNOWN AS DEBRA A. GORDON AND RICK GORDON, WIFE AND HUSBAND OF RECORD IN INSTRUMENT NUMBER 20100907-0070778, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED AUGUST 26, 2010.

THIS CONVEYANCE IS SUBJECT TO A) 2011 PROPERTY TAXES AND SUBSEQUENT; B) INSTRUMENTS OF RECORD IN BOOK 974, PAGE 67; BOOK 1086, PAGE 573; BOOK 1066, PAGE 421; SAID REGISTER'S OFFICE; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

unimproved ( )
This is improved (X) property, known as 910 Marengo Lane, 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.

Witness my/our hand(s) this 30th day of November, 2011.

Debra A. Gordon

Rick Gordon

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Debra A. Gordon and Rick Gordon, 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 30th day of November, 2011.

Notary Public

My Commission Expires: 5-2014

(SEAL)

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

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