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

WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $1,810,000.00.

Affiant

Subscribed and sworn to me on December 30, 2011

NOTARY PUBLIC

7-8-2013

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

BILL GARRETT, Davidson County
Trans:T20120000675 DEEDWARR
Recvd: 01/04/12 12:19 2 pgs
Fees:13.00 Taxes:6697.00
20120104-0000815

THIS INSTRUMENT WAS PREPARED BY:
David B. Herbert, Attorney
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #25264SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Owen D. Jones Lydia Jones 621 Westview Avenue Nashville, TN 37205	New Owners	130-03-020.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Mathieu R. Berman and wife, Roberta M. Berman, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents does transfer and convey unto Owen D. Jones and Lydia Jones, husband and wife,* hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

*as tenants in common and NOT as tenants by the entirety,

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of the Final Plat of John Bruno Subdivision of record in Book 8250, page 956, in the Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description.

Being the same property conveyed to Mathieu R. Berman and wife, Roberta M. Berman, by Deed from John H. Bruno, III and wife, Emily G. Bruno, of record as Instrument No. 20050428-0047521 in the Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2011 Davidson County taxes which have been prorated by the parties and assumed by the Grantee(s).
2. Matters shown on Plan of record in Book 2900, page 137, in the Register's Office for Davidson County, Tennessee.
3. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.
4. Matters shown on Plan of record in Book 8250, page 956, in said Register's Office.
5. Easements for water mains as set out in instruments of record in Book 613, page 404, and Book 924, page 24, in said Register's Office.
6. Easement for use of a septic tank of record in Book 3254, page 115, in said Register's Office.

This property is also known as improved property located at 621 Westview Avenue, 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 GRANTEES, their heirs and assigns, forever, and GRANTORS does covenant with the said GRANTEES that they 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 GRANTORS does further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, 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 our hands on December 30, 2011.

Mathieu R. Berman

Roberta M. Berman By Mathieu R. Berman
Attorney-In-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On December 30th, 2011, before me personally appeared Mathieu R. Berman to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his/her free act and deed.

Witness my hand and official seal on December 30, 2011.

NOTARY PUBLIC

My Commission Expires:

DAVID B. HERBERT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
David B. Herbert
My Commission Expires
January 7, 2013
STATE OF TENNESSEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mathieu R. Berman, 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 on behalf of Roberta M. Berman, as her Attorney in Fact, as the free act and deed of the within named Roberta M. Berman.

Witness my hand and official seal this 30th day of December 2011.

NOTARY PUBLIC

My Commission Expires:

DAVID B. HERBERT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
David B. Herbert
My Commission Expires
January 7, 2013
STATE OF TENNESSEE