This Instrument Prepared By:
Thomas I. Bottorff, Attorney
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

BILL GARRETT, Davidson County
Trans:T20120012757 DEEDWARR
Recvd: 02/22/12 08:37 3 pgs
Fees:18.00 Taxes:606.80
20120222-0015067

ADDRESS NEW OWNER:
D. Roswell Jones
2712 Donna Hill Drive
Nashville, Tennessee 37214

SEND TAX BILL TO:
Mortgagee

MAP 73-7
GROUP
PARCEL 80.00

MORTGAGEE:
FRANKLIN AMERICAN MORTGAGE COMPANY
501 CORPORATE CENTRE DRIVE STE 400
FRANKLIN, TN 37087

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Timothy L. Causey, unmarried,** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **Donald Roswell Jones and Rebecca Angela Simpson as Trustees of the Jones/Simpson Family Trust under Trust Instrument dated November 17, 2011, and any amendments thereto, for the benefit of Donald Roswell Jones and Rebecca Angela Simpson**, hereinafter called the GRANTEES, their heirs and assigns, a 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. 351 on the Plan of Section Six, Sunset View, of record in Plat Book 2900, page 54-55, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Timothy L. Causey, by Quitclaim Deed dated 08/18/2009 from Audrey L. Causey of record in Instrument no. 20090827-0080799, Register's Office for Davidson County, Tennessee; having been the same property conveyed to Timothy L. Causey and wife, Audrey L. Causey by deed dated 12/10/2001, of record in Inst No. 20011226-0141678, said Register's Office.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2012 and subsequent years.

This is **improved** property known as **2712 Donna Hill Drive, Nashville, Tennessee 37214.**

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, GRANTOR does covenants with the said GRANTEES that he is lawfully seized 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; and, GRANTOR, does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, and 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 hand this the **20th** day of **February, 2012.**

Timothy L. Causey

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Timothy L. Causey, unmarried**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 20th day of February, 2012.

Robert M. Loffi
NOTARY PUBLIC

My Commission Expires: 5/8/2012

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $164,000.00.

AFFIANT

Subscribed and sworn to before me on this 20th day of February, 2012.

Robert M. Loffi
NOTARY PUBLIC

My Commission Expires: 5/8/2012