BILL GARRETT, Davidson County
Trans:T20120030026 DEEDWARR
Recvd: 04/24/12 15:31 2 pgs
Fees:13.00 Taxes:814.00
20120424-0035183

KRISTIAN BOOTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires November 3, 2015

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $$220,000.00 Carmen Coats
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23th DAY OF April, 2012.
NOTARY PUBLIC: Kristian Booth
MY COMMISSION EXPIRES: 11-3-2015
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Athens Title & Escrow LLC, 5115 Maryland Way Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jonathan Jones 1420 Carmack Lane Spring Hill, TN 37174	Franklin Synergy Bank 722 Columbia Ave Franklin TN 37064	Map 104050 Parcel 083.00

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

Eric Sox, married,
James Roberts, married,
George Brandt, unmarried,

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Johnathan Jones aka Jonathan D Jones and Whitney L Jones, husband and wife

and

Matt Engesath aks Matthew D Engesath and Keri R Engesath, husband and wife

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 the Fourth, formerly ,the Twenty-First Ward, of line City of Nashville, County of Davidson, State of Tennessee, being the easterly five (5) feet of Lot Five (5) and the Westerly forty five feet (45') of Lot Six (6) on the Plan of Hardison and Young's Subdivision of certain lots in West End Park, as of record in Book 421, Page 190, Register's Office for said County, and State. Said parts of Lots Five (5) and Six (6) front together fifty feet (50') on on the northerly side of a fifty foot (50') strip of ground, lying between said plan of lots and the northerly margin of Murphy Road, and run back between parallel lines 150 feet (150') to an alley.

Being the same property conveyed to Eric Sox, James Roberts, and George Brandt, by deed from Eric Sox, dated April 3, 2012, of record in Instrument No. 20120404-0028481 Register's Office for Davidson County, TN.

Johnathan Jones and Jonathan D. Jones being one in the same person.
Matt Engesath and Matthew D. Engesath bing one in the same person.

This being investment property only, having never been the personal residence of the grantor(s) at anytime.

This conveyance is made subject to the following:
1) 2012 taxes and subsequent years.
2) Any and all restrictions, conditions, and easements of record.

This is ☐un ☒improved property known as: 3518 Murphy Road, Nashville, TN 37205
(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 GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES 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 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 my hand(s) this 23th day of April,2 012.

Eric Sox

George Brandt

James Roberts

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Eric Sox, James Roberts, and George Brandt, with whom I am personally acquainted, (or who 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, at office, this 23th day of April, 2012.

NOTARY PUBLIC

My Commission Expires: 3.3.15

JAMES C. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

PLEASE RETURN TO:
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027