BILL GARRETT, Davidson County
Trans:T20120033197 DEEDWARR
Recvd: 05/04/12 15:24 3 pgs
Fees:18.00 Taxes:1143.30
20120504-0038853

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $209,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS **30th** day of **April, 2012.**

Notary Public

MY COMMISSION EXPIRES: 9/9/14

(AFFIX SEAL)

KATE ROS. THIEL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires September 09, 2014

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 9175 Carothers Parkway, Suite 110, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brittany Bartley, David B. Bartley and Dolores Bartley	New Owner	07214023900
(NAME) 1513 Douglas Avenue	(NAME)	
(ADDRESS) Nashville, TN 37206	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **Jonathan Jones and Matt Engesath**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Brittany L. Bartley, unmarried, David B. Bartley, married and Dolores Bartley, unmarried**, hereinafter called *Jeffrey Luke Simpson, unmarried 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 71, on the plan of Dr. E.T. Brown's Subdivision of Lots 21-26, Brownsville Addition, as shown on plat of record in Plat Book 332, page 91, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property..

Being the same property conveyed to J. Seth Jennings and William Smallman by Substitute Trustees Deed recorded on June 27, 2011 and filed in Instrument Number 20110627-0049001 and corrected in Instrument Number 20110629-0049614, Register's Office of Davidson County, Tennessee. Being the same property conveyed to Jonathan Jones and Matt Engesath by Warranty Deed from J. Seth Jennings and William Smallman, dated August 11, 2011 and filed on August 16, 2011 in Instrument Number 20110816-0063061, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

This is improved property, known as 1513 Douglas Avenue, Nashville, TN 37206

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, has 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 our hands this **30th** day of **April, 2012.**

Matt Engesath by Jonathan Jones his Attorney-in-fact

Jonathan Jones

Matt Engesath by Jonathan Jones, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, **Jonathan Jones**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **30th** day of **April, 2012.**

CHRIS CANTRELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires May 5, 2015

Notary Public

My commission expires: _____

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Jonathan Jones, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Matt Engesath, as his Attorney In Fact, under Power of Attorney bearing Instrument No. *_____, Register's Office for Davidson County, Tennessee, and who acknowledged the execution of the same to be the free act and deed of Matt Engesath, under said Power of Attorney.

Witness my hand and official seal at office in Franklin, Tennessee, this the 30th day of April, 2012.

*20120504-0038852

CHRIS CANTRELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires May 5, 2015

Notary Public

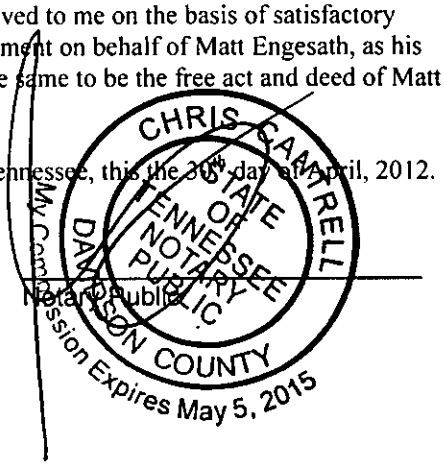
My Commission Expires:

_____

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Jonathan Jones, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Matt Engesath, as his Attorney In Fact, and who acknowledged the execution of the same to be the free act and deed of Matt Engesath, under said Power of Attorney.

Witness my hand and official seal at office in Franklin, Tennessee, this the 30th day of April, 2012.



Notary Public

My Commission Expires:

_____