121-135

Register Return to:
Land Title South, Inc.
3326 Aspen Grove Dr.
Suite 400
Franklin, TN 37067

Prepared by:
Tennessee Title & Escrow Affiliates, LLC
1000 Corporate Center Drive, Suite 125
Franklin, TN 37067

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $235,000.00

Affiant

Subscribed and sworn to before me, this 1 day of June 2012

LEAH A. TURNER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
My commission expires: My Commission Expires October 28, 2012

| Address of New Owner: | Send Tax Bills to: | Tax Information |
|---|---|---|
| Jonathan Jones<br>1537 Battlefield Drive<br>Nashville, TN 37215 | Jonathan D. Jones<br>1420 Carmack Ln.<br>Springhill. TN 37174 | 117-08-0-266.00 |

## WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Ventures Joint II, Inc., a Tennessee corporation,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Jonathan Jones,** aka Jonathan D Jones, hereinafter called the Grantee(s), his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 45 on the Plan of Galecrest Subdivision No. 2, Block "G" of record in Plat Book 1424, Page 19, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Ventures Joint II, Inc., a Tennessee corporation by Deed from Victory Homebuilders, LLC, a Delaware Limited Liability Company of record at Instrument No. 20060705-0080088, Register's Office for Davidson County, Tennessee, dated June 30, 2006.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such liens, limitations, restrictions, and easements as may affect the premises.

This property is improved property known as 1537 Battlefield Drive, Nashville, TN 37215

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. Grantors covenant with Grantee(s) that Grantor(s) 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. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

BILL GARRETT, Davidson County
Trans:T20120044708 DEEDWARR
Recvd: 06/18/12 10:36 2 pgs
Fees:13.00 Taxes:869.50
20120618-0053104

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 1st day of June, 2012.

**Ventures Joint II, Inc.**

By: _____
John K. Kimery
Its: President

By: _____
Dianne H. Kimery
Its: Secretary

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named John K. Kimery, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he is the President of Ventures Joint II, Inc. and who further acknowledged that he executed the within instrument for the purposes therein contained by signing his name as the President of Ventures Joint II, Inc.

Witness my hand and official seal at Franklin, Tennessee, this the 1st day of June, 2012.

_____
Notary Public

TREY CAIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON CO.

My Commission expires: 6/9/2013

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Dianne H. Kimery, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that she is the Secretary of Ventures Joint II, Inc. and who further acknowledged that she executed the within instrument for the purposes therein contained by signing her name as the Secretary of Ventures Joint II, Inc.

Witness my hand and official seal at Franklin, Tennessee, this the 1st day of June, 2012.

_____
Notary Public

TREY CAIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON CO.

My Commission expires: 6/9/2013

FILE NO: 2012052100