This Instrument Prepared by:
Homestead Title & Escrow, LLC
405 Two Mile Pike, Suite F
Goodlettsville, TN 37072

MAP: 083060
PARCEL: 100.00
GROUP:

New Owners Address & Send Tax Bills to:
Jonathan Jones & Matthew Engesath
1420 Carmack Lane
Spring Hill, TN 37174

BILL GARRETT, Davidson County
Trans:T20120060983 DEEDWARR
Recvd: 08/15/12 16:08 2 pgs
Fees:13.00 Taxes:444.00
20120815-0073184

WARRANTY DEED

THIS INDENTURE, made this 13th day of August, 2012 between

Andrew Bryan Pate, unmarried

of Davidson County, Tennessee, hereinafter referred to as **Grantor**, and

Jonathan Jones, married and
Matthew Engesath, married

of Davidson, County Tennessee, hereinafter referred to as **Grantee**.

WITNESSETH: that said Grantor, for and in consideration of the sum of ONE AND 00/100 DOLLAR ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto the said Grantee the following described premises situated in Davidson County, Tennessee, to wit:

Land in Davidson County, Tennessee, being the Westerly part of Lot No. 61 on the Map of Beaumont Place, of record in Book 332, Page 38, Register's Office for said County, described as follows:

Beginning at a stake at the Northeasterly intersection of Chapel Avenue and Benjamin Avenue, being the Northwesterly corner of Lot No. 61 on the above mentioned plan; running thence with the Southerly margin of Benjamin Avenue, South 89 deg. 30 min. East 100 feet to an iron pin; thence leaving said Avenue South 23 degrees 30 minutes East 66.7 feet to an iron pin in the line of Lots No. 60 and 61 running thence with line of Lots Nos. 60 and 61, South 66 deg. 30 min. West 90.6 feet to an iron pin in the Easterly margin of Chapel Avenue, said iron pin being the common corner of Lot Nos. 60 and 61; running thence with the Easterly margin of Chapel Avenue, North 23 deg. 30 min. West 107.7 feet to the point of beginning.

Being the same property conveyed to Andrew Bryan Pate, unmarried by Warranty Deed from Kenneth Jennette and wife, Terri E. Jennette, married, dated March 31, 1997 and being of record in Book 10401, Page 956, Register's Office for Davidson County, Tennessee.

This is (X) improved ( ) unimproved property known as: 228 Chapel Avenue, Nashville, TN 37206.

THIS CONVEYANCE is made subject to restrictive covenants, easements, and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate, title, and interest thereunto belonging unto the said Grantee, his/her heirs and assigns forever.

And said Grantor does hereby covenant with said Grantee, that Grantor is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except the 2012 real property taxes which are to be prorated between the parties and which Grantee assumes and agrees to pay, and that Grantor will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said Grantor hereunder sets his/her hand and seal the day and year first above written.

Andrew Bryan Pate

Andrew Bryan Pate

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Andrew Bryan Pate, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office in Goodlettsville, Tennessee on this the 13th day of August, 2012.

Karen B. Heavener

Notary Public

My Commission Expires: 11/3/15

KAREN B. HEAVENER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $120,000.00.

Andrew Bryan Pate

Affiant

Sworn to and subscribed before me, this 13th day of August, 2012.

Karen B. Heavener

Notary Public

My Commission Expires: 11/3/15

KAREN B. HEAVENER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY