File Book 9-B

WARRANTY DEED	State of Tennessee County of Davidson The actual consideration or value, whichever is greater, for this transfer is $505,000.00 Affiant Subscribed and Sworn to before me, this 20th day of August, 2012. Notary Public My commission expires:

BILL GARRETT, Davidson County
Trans:T20120063067 DEEDWARR
Recvd: 08/23/12 10:25 2 pgs
Fees:13.00 Taxes:1868.50
20120823-0075840

ELIZABETH J. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 3, 2015

THIS INSTRUMENT WAS PREPARED BY
Samuel F. Anderson, Attorney at Law, 205 Powell Place, Suite 103, Brentwood, TN 37027

ADDRESS NEW OWNER	SEND TAX BILLS TO:	MAP & PARCEL:
Colette M. Koby David A. Nuding 1400 Linden Avenue Nashville, TN 37212	Tennessee Bank & Trust 4007 Hillsboro Road Nashville, TN 37215	10513007500

FOR AND IN CONSIDERATION of the sum of Ten Dollars, ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Ryan Scott Jones and wife Angela Childress Jones,** hereinafter called the Grantor(s), have bargained and sold and by these presents do transfer and convey unto **Colette M. Koby and David A. Nuding, wife and husband,** hereinafter called the Grantee(s), 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 the easterly one-half (1/2) of Lot No. 46 on the plan of Belmont Land Company's Plan called Belmont Heights, of record in Book 421, page 34, Register's Office for said County.

Said part of said Lot No. 46 fronts 50 feet on the northerly margin of Linden Avenue and extends back between parallel lines 169 feet to an alley.

Being the same property conveyed to Ryan Scott Jones and wife, Angela Childress Jones by deed from J. Ronald Mills, Executor of the Estate of John W. Hager of record in Instrument No. 20090220-0015237, Register's Office for Davidson County, Tennessee.

Taxes for the year 2012 are prorated and assumed by the Grantee(s) herein.

The legal description is the same as the previous deed of record.

This conveyance is subject to any and all existing easements and restrictions of record and to all matters shown on the plan of record in Book 421, Page 34, said Register's Office.

This is (x) improved ( ) unimproved property known as 1400 Linden Avenue, Nashville, TN 37212.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever. Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons whomsoever.

Whenever 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 20th day of August, 2012.

Ryan Scott Jones
by Karen Elizabeth Margulies Attorney in Fact
Ryan Scott Jones
By Karen Elizabeth Margulies by Power of Attorney of record in Instrument No. 20120823-00075838, Register's Office for Davidson County, Tennessee

Angela Childress Jones
by Karen Elizabeth Margulies Attorney in Fact
Angela Childress Jones
By Karen Elizabeth Margulies by Power of Attorney of record in Instrument No. 20120823-0075839, Register's Office for Davidson County, Tennessee

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

On August 20, 2012, before me personally appeared Karen Elizabeth Margulies to me known to be the person who executed the foregoing instrument in behalf of Ryan Scott Jones and Angela Childress Jones and acknowledged that she executed same as the free act and deed of said Ryan Scott Jones and Angela Childress Jones for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 20th day of August, 2012.

My Commission Expires:
1-7-13

SAMUEL F. ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC