BILL GARRETT, Davidson County
Trans:T20120066319 DEEDWARR
Recvd: 09/05/12 09:11 2 pgs
Fees:13.00 Taxes:549.45
20120905-0079997

WARRANTY DEED

R-BR-12-807-2

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $148,500.00

Tracey D. Jones
Affiant

Subscribed and sworn to before me, this 29th DAY OF August, 2012.

Megan Paulus
Notary Public

MY COMMISSION EXPIRES: 1-9-16
(AFFIX SEAL)

MEGAN PAULUS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tracey D. Jones	Sumner Bank & Trust	
807 Boscobel Street #2 (ADDRESS)	967 A Grassland Place (NAME) (ADDRESS)	
Nashville, TN 37206 (CITY) (STATE) (ZIP)	Gallatin, TN 37066 (CITY) (STATE) (ZIP)	082160I00200CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we NASHVILLE REAL ESTATE INVESTMENTS, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto TRACEY D. JONES, A SINGLE WOMAN, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

A CERTAIN TOWN HOME LOCATED IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 2 OF , A P.U.D. DEVELOPMENT ESTABLISHED PURSUANT TO THE PROVISION OF THE TENNESSEE HORIZONTAL PROPERTY ACT AS THE SAME IS SET OUT IN SECTION 66-27-101, ET SEQ. OF THE TENNESSEE CODE ANNOTATED, UNDER THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS ESTABLISHING 807 BOSCOBEL TOWN HOMES OF RECORD IN INSTRUMENT NUMBER 20120504-0038874, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND SUBJECT TO THE PROVISIONS AND REQUIREMENTS THEREOF, AND THE BY-LAWS FOR THE ADMINISTRATION THEREOF, AND ALL EASEMENTS, RIGHTS, AND INTEREST IN FAVOR OF OTHER UNIT OWNERS, AND ALL SEWER, WATER, ELECTRICAL, TELEPHONE, AND OTHER UTILITY EASEMENTS NOW OR HEREAFTER ESTABLISHED OVER, THROUGH, OR UPON THE LAND EMBRACING THE REGIME AND BUILDINGS THEREROF; SAID UNIT BEING DEPICTED ON EXHIBIT "C" TO SAID MASTER DEED; TOGETHER WITH A PERCENTAGE INTEREST IN THE COMMON ELEMENTS AND VOTING PERCENTAGE AS SET FORTH IN EXHIBIT "D" TO SAID DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND BY-LAWS.

BEING PART OF THE SAME PROPERTY CONVEYED TO EZ HOME BUYER, LLC, A TENNESSEE LIMITED LIABILITY COMPANY BY QUITCLAIM DEED FROM THOMAS E. PILLOW, JR., OF RECORD AT INSTRUMENT NO. 20060201-0012426, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED JANUARY 30, 2006; AND BEING THE SAME PROPERTY CONVEYED TO THOMAS E. PILLOW, JR. BY QUITCLAIM DEED FROM EZ HOMEBUYER, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, OF RECORD AT INSTRUMENT NO. 20100927-0076804, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED SEPTEMBER 17, 2010; ANDBEING THE SAME PROPERTY CONVEYED TO AMY GLEAVES AND BRIAN MITCHELL, TENANTS IN COMMON BY WARRANTY DEED FROM THOMAS E. PILLOW, JR. OF RECORD AT INSTRUMENT NO. 20100927-0076805, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED SEPTEMBER 17, 2010; AND BEING THE SAME PROPERTY CONVEYED TO NASHVILLE REAL ESTATE INVESTMENTS, LLC BY QUITCLAIM DEED FROM AMY GLEAVES AND BRIAN MITCHELL, TENANTS IN COMMON OF RECORD AT INSTRUMENT NO. 20120216-0013825, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED FEBRUARY 10, 2012.

THIS CONVEYANCE IS SUBJECT TO A) 2012 PROPERTY TAXES AND SUBSEQUENT, WHICH ARE ASSUMED BY THE GRANTEE(S) HEREIN; B) INSTRUMENTS OF RECORD IN PLAT BOOK 21, PAGE 45; INSTRUMENT NO. 20120611-0050861; INSTRUMENT NUMBER 201205040038874; INSTRUMENT NUMBER 20120611-0050861; SAID REGISTER'S OFFICE; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

unimproved ( )
This is improved (X) property, known as 807 Boscobel Street#2, Nashville, Tennessee 37206
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this 29th day of August, 2012.

Nashville Real Estate Investments, LLC

BY: _____, Managing Member
John Gleaves, Managing Member

STATE OF Tennessee
COUNTY OF Davidson

Before me personally appeared JOHN GLEAVES, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the MANAGING MEMBER of Nashville Real Estate Investments, the within named bargainor, a limited liability company, and that he/she as such MANAGING MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 29th day of August, 2012.

_____
Notary Public
My Commission Expires: 1-9-16

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903