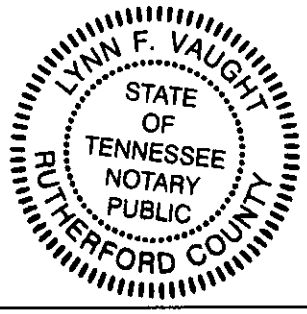
File No. 12090796

# WARRANTY DEED




STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $80,600.00.

Cornelius V. Jolley III
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11 DAY OF OCTOBER, 2012.

Notary Public

MY COMMISSION EXPIRES: 3/18/2015
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
J. D. Kious, Attorney
Lawyers Land & Title Services, LLC
500 N. Walnut St.
Murfreesboro, TN 37130

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Cornelius V. Jolley IIII | SAME | 05905005200 |
| (NAME) | (NAME) | |
| 2806 Barclay Drive | | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37206 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Roy Newsom**, hereinafter called the GRANTOR, have bargained and sold, and by these presents does transfer and convey unto **Cornelius V. Jolley III**, hereinafter called the GRANTEE, his 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 No. 45 on the Plain of Buena Vista Estates, Section 3, of record in Plat Book 4175, page 139, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.

Being the same property conveyed to Roy Newsom by Special Warranty Deed of record in Instrument 20110506-0035106, of the Register's Office of Davidson County, Tennessee.

This conveyance is subject to all matters as set forth per plat of record in Book 4175, page 139; Restrictive Covenants of record in Book 4435, page 92, Book 4267, page 806, Book 4268, page 127, Book 4322, page 216, Book 4435, page 90, Book 4480, page 331, Book 4484, page 533, Book 4512, page 694, Book 4620, page 147, Book 4620, page 866, Book 4668, page 223 and Book 4673, page 630; all of the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

Subject property is investment property and is not the principal residence of the Grantor.

BILL GARRETT, Davidson County
Trans:T20120077944 DEEDWARR
Recvd: 10/15/12 09:16 2 pgs
Fees:13.00 Taxes:298.22
20121015-0093964

This is improved X property, known as 4174 Ames Dr., Nashville, TN 37218

(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, his heirs and assigns forever; and I do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 11 day of October, 2012.

Roy Newsom

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Roy Newsom, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the persons described herein, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand at office this 11 day of October, 2012.

Commission expires: 3/18/2015

Notary Public

LYNN F. VAUGHT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

**File Number: 12090796**

**RETURN TO:**

Lawyers Land & Title Services, LLC
500 North Walnut Street
Murfreesboro, TN 37130