THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 30862-10-2012**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $194,500.00. Affiant Subscribed and sworn to before me this 22nd day of October, 2012. Notary Public My Commission Expires: 1-9-16

JAMES A. WAECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

BOX 50-B RETURN TO:
PREPARED BY:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE TN 37203

WARRANTY DEED

Address New Owner: Jeffrey D. Jones, Amanda L. Jones 8184 Settlers Way Nashville, TN 37221	**Send Tax Bills To:** REGIONS MORTGAGE 2050 PARKWAY OFFICE DR BIRMINGHAM, AL 35244	**Tax Information:** Map and Parcel No.: 126 150 A 15000 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Jon Patterson (erroneously spelled Paterson on the current vesting deed) and wife, Jana Young Patterson**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jeffrey Jones and wife, Amanda Jones** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 8184 Settlers Way, Nashville, TN 37221

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 22nd day of October, 2012.

Jon Patterson

Jana Young Patterson

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Jon Patterson and Jana Young Patterson**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 22nd day of October, 2012.

Notary Public

My Commission Expires:

ELIZABETH J. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 3, 2015

BILL GARRETT, Davidson County
Trans:T20120082228 DEEDWARR
Recvd: 10/30/12 09:05 2 pgs
Fees:13.00 Taxes:719.65

20121030-0099201

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 176 on the Plan of Section Three, Boone Trace at Biltmore, of record in Plat Book 9700, pages 758 and 759, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Jon Paterson and Jana Young by deed dated February 14, 2006, from Michael L. Murray and Royce Murray, joint tenants, of record in Instrument No. 20060301-0023655, Register's Office for Davidson County, Tennessee. Jon Paterson is correctly known as Jon Patterson. The parties having married and Jana Young now being known as Jana Young Patterson.

This conveyance is made subject to:

1. Restrictive covenants contained in an instrument of record in Book 7265, page 657, Register's Office for Davidson, County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code; or (b) relates to handicap, but does not discriminate against handicapped persons).
2. Declaration of Covenants, Conditions and Restrictions for Boone Trace at Biltmore of record in Instrument No. 20010717-0075902, supplemented in Instrument No. 20011119-0126832, Register's Office for Davidson County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons).
3. Dedication of common area to Boone Trace Homeowners Association, Inc. of record in Instrument No. 20011119-0126831, Register's Office for Davidson County, Tennessee.
4. Charter of Incorporation of Boone Trace Homeowners Association, Inc. of record in Book 9607, page 534, Register's Office for Davidson County, Tennessee.
5. All matters appearing on the Plan of record as Book 9700, pages 758 and 759, Register's Office for Davidson County, Tennessee.
6. All matters appearing on the PUD Boundary Plan of record as Book 6900, page 470, Register's Office for Davidson County, Tennessee.
7. Easement to Harpeth Valley Utility District for Williamson and Davidson Counties, Tennessee, of record in Instrument No. 20040204-0013636, Register's Office for Davidson County, Tennessee.
8. Easement for transmission lines of record in Book 751, page 396, and Book 756, page 142, Register's Office for Davidson County, Tennessee.