(1)

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way, Suite 202
Brentwood, Tennessee 37027

BILL GARRETT, Davidson County
Trans:T20120084747 DEEDWARR
Recvd: 11/06/12 10:04 2 pgs
Fees:13.00 Taxes:683.39
20121106-0102259

Return To:
McCann, Hubbard & Solomon
1804 Williamson Ct., Ste 201
Brentwood, TN 37027
615-377-3319

WARRANTY DEED

ALICIA R. HAMILTON NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON CO.

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $184,700.00

Emily Betts
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of November, 2012.

Alicia R. Hamilton
NOTARY PUBLIC

My commission expires: 9-23-13

THIS INSTRUMENT PREPARERD BY:
Limestone Title and Escrow, LLC, 5409 Maryland Way, Suite 130, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jeffrey P. Thomas 2208 Ravenwood Drive Nashville, TN 37216	NewOwner	72-12-0-133.00

FOR AND IN CONSIDERATION of the sum of One Hundred Eighty Four Thousand Seven Hundred and 00/100 Dollars ($184,700.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged; the undersigned, **JON T. HUBBLE, UNMARRIED, AND BILLY K. ALEXANDER, UNMARRIED**, hereinafter called the Grantors, have bargained and sold and by these presents do hereby transfer and convey unto, **JEFFREY P. THOMAS, A SINGLE MAN,** hereinafter called the Grantee, his heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

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. 165 on the map of Dalewood, Section III as of record in Book 1835 page 20 Register's Office for said County. Said Lot NO. 165 fronts 80.37 feet on the westerly side of Ravenwood Drive and runs back between lines, 168.2 feet on the north line and 170 feet on the South line to a dead line in the rear on which it measures 94 feet

Being the same property conveyed to Jon T. Hubble and Billy K. Alexander, by Quitclaim Deed from Jon T. Hubble unmarried, dated 2/11/2010, recorded 3/5/2010, of record in Instrument 20100305-0017048, in the Register's Office for Davidson County, Tennessee.

This is improved property more commonly known as 2208 Ravenwood Drive, Nashville, TN 37216.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

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

The undersigned covenant with the said Grantee that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2012 property taxes, which taxes are being prorated between the parties, and are being paid at closing.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee, his heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 1st day of November, 2012.

Jon T Hubble

JON T. HUBBLE

Billy K. Alexander

BILLY K. ALEXANDER

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, a Notary Public, Jon T. Hubble and Billy K. Alexander, 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 and seal, this the 1st day of November, 2012.

Leslie Garside

Notary Public

Leslie Garside

Printed Notary Name

My commission expires: 12/23/2014

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
MADISON COUNTY