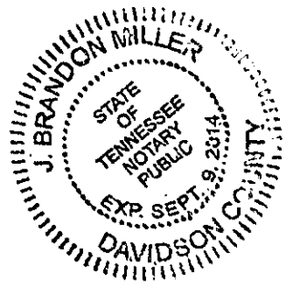
BILL GARRETT, Davidson County
Trans:T20130000336 DEEDWARR
Recvd: 01/02/13 14:03 2 pgs
Fees:13.00 Taxes:1130.35
20130102-0000417

Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $305,500.00.

Affiant

Subscribed and sworn to before me, this the 31st day of December, 2012.

Notary Public

My commission expires: 9-9-2014

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Jeff Pardo & Marisa VH Pardo	Avenue Bank	
1005 Seymour Ave.	3823 Cleghorn Avenue	08305000200
Nashville, TN 37206	Nashville, TN 37215	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **MATT ENGESATH, A MARRIED MAN, AND JONATHAN JONES, A MARRIED MAN**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JEFF PARDO AND MARISA VH PARDO, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 East 50 feet of the South 208 feet of a 100-foot lot out of Lot No. 6 conveyed to J.B. Robinson, Trustee by deed of record in Book 714, page 305, Register's Office for said County, and being part of Lot No. 6 of the division of the lands of Jonn Hobson, deceased, of record in Minute Book "L", page 363, Circuit Court for said county and described as follows:

Beginning at a point in the north margin of Seymour Avenue 623 feet East of the East margin of McFerrin Avenue, thence northerly 208 feet to a point; thence easterly 50 feet to a point; thence southerly 208 feet to the north margin of Seymour Avenue; thence with the margin of the same westerly 50 feet to the beginning. Being the same property conveyed to Matt Engesath, a married man, and Jonathan Jones, a married man, by Warranty Deed from Mary F. Coplen, recorded as Instrument No. 20120411-0031145, in the Register's Office for Davidson County, Tennessee, dated April 10, 2012.

Being the same property previously conveyed to Mary F. Coplen by Warranty Deed from Dwayne W. Bailey and wife Edith Bailey, of record in Book 11620, page 391, Register's Office for Davidson County, Tennessee, dated August 9, 1999.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 1005 Seymour Ave., Nashville, TN 37206.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further

covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 31st day of December, 2012.

Matt Engesath

Jonathan Jones

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Matt Engesath and Jonathan Jones, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 31st day of December, 2012.

Notary Public

My Commission Expires: 9-9-2014

Whitney Jones, spouse of Jonathan Jones, and Keri Engesath, spouse of Matt Engesath, join in the execution of this instrument for the purpose of consenting to the transaction and waiving any right, claim or interest of every kind, character and description he might have in said property, or may hereafter acquire, including but not limited to homestead, equity of redemption, any interest in the real property as all or part of an elective share of a surviving spouse, and any marital claim, interest or right that might be provided to a spouse by the laws of the State of Tennessee.

Whitney Jones

Keri Engesath

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Whitney Jones and Keri Engesath, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 31st day of December, 2012.

Notary Public

My Commission Expires: 9-9-2014