13-1-001

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. 31004-01-2013**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $1,400,000.00. Affiant Subscribed and sworn to before me this 6th day of February, 2013. Notary Public My Commission Expires October 30, 2016

Register Return to: Land Title South, Inc. 326 Aspen Grove Dr. Suite 400 Franklin, TN 37067

LEAH A. TURNER NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Joe P. Bowen, Jan Bryan Bowen 266 Ensworth Avenue Nashville, TN 37205	Jan & Joseph Bowen 326 Haddon Ct Franklin, TN 37067	Map and Parcel No.: 116 040 07000

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, **David Allen Jones and wife, Lesley Dubois Jones**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jan Bryan Bowen and Joseph Parker Bowen, Trustees of the Jan Bryan Bowen Revocable Living Trust, dated. February 24, 2011,** ("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 266 Ensworth Avenue, Nashville, TN 37205

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 6th day of February, 2013.

David Allen Jones

Lesley Dubois Jones

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **David Allen Jones and Lesley Dubois Jones**, 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 6th day of February, 2013.

Notary Public

My Commission Expires

GERALD G. PATTERSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 3, 2015

BILL GARRETT, Davidson County
Trans:T20130017117 DEEDWARR
Recvd: 03/01/13 10:37 2 pgs
Fees:13.00 Taxes:5180.00

20130301-0020663

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Revised Ensworth Acres, Section Three, of record in Plat Book 5800, page 176, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to David Allen Jones and wife, Lesley Dubois Jones, by deed dated September 30, 1996, from J. Hunter Atkins and wife, Leigh Z. Atkins, of record in Book 10218, page 980, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. Taxes for the year 2013, being prorated by the parties, and assumed by the Grantee. Map and Parcel No. 116 040 07000.
2. Restrictive covenants contained in an instrument of record in Book 770, page 374, 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. All matters appearing on the Plan of record as Book 5800, page 176, Register's Office for Davidson County, Tennessee.
4. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 3990, page 919, Register's Office for Davidson County, Tennessee.