BILL GARRETT, Davidson County
Trans:T20130026314 DEEDWARR
Recvd: 04/02/13 09:24 2 pgs
Fees:13.00 Taxes:1535.50
20130402-0032045

Prepared By & Return To:
Tennessee Title Services, LLC
6 Cadillac Drive, Suite 100
Brentwood, TN 37027
13-0192

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $415,000.00

Affiant

Rachel Neal
STATE OF TENNESSEE NOTARY PUBLIC
Davidson County

SUBSCRIBED AND SWORN TO BEFORE ME THIS 29th day of March, 2013

Notary Public
Commission Expires: 07/05/13

Address of New Owner	Send Tax Bills To:	Map & Parcel
Christopher S. Jones 207 Cantrell Avenue Nashville, TN 37205	New Owner	104-13-0-007.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

David Matthew DeMoss and Amy DeMoss

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Christopher S. Jones and Lynne M. Falk, Husband and Wife

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in the City of Nashville Davidson County, Tennessee, being Lot No. 3 on the Map of the Bransford Realty Company's Subdivision of Lots Nos. 8, 10, 11, 12 and part of 9 in Block "E" in the Whitland Realty Company's Subdivision, a plat of which is of record in Book 547, Page 53, said Register's Office, to which plan reference is hereby made for a more complete and accurate legal description of said lot.

BEING the same property conveyed to David Matthew DeMoss by Quitclaim Deed from Mary Starnes DeMoss dated 3/17/08 and recorded 3/26/08 in Instrument Number 20080326-0030215; and the same property previously conveyed to Mary Starnes DeMoss and Wellborn McCord Starnes by Will of Alice Cohen Starnes filed 3/11/48 as Probate Case #28317, Will Book 62, Page 383 in the Probate Clerk's Office for Davidson County, Tennessee. The said Wellborn McCord Starnes reportedly has since died on 2/1/64, leaving as his sole heir his daughter, Mary Starnes DeMoss.

Amy DeMoss joins in this conveyance for the sole purpose of conveying any and all martial interest, she may have in subject property, as the spouse of David Matthew DeMoss

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 207 Cantrell Avenue, Nashville, TN 37205.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we so covenant with the said GRANTEES that 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 29th day of March, 2013.

David Demoss

Amy Demoss

STATE OF TENNESSEE
COUNTY OF Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State,
David Matthew DeMoss
with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Hendersonville, Tennessee this 29th day of March, 2013.

KIM GILLESPIE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Notary Public
My Commission Expires: 10-18-16

(Notary Seal)