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. 31133-04-2013** **File Box 9-B**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $346,500.00. Affiant Subscribed and sworn to before me this 19th day of April, 2013. Notary Public My Commission Expires: _____

ELIZABETH J. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 3, 2015

WARRANTY DEED

Address New Owner: Robert Eric Jones and wife, Sheila McMorrow Jones 2804 Acklen Avenue Nashville, TN 37212	**Send Tax Bills To:** New Owner	**Tax Information:** Map and Parcel No.: 104 070 11000

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, **Patricia Ann Oglesby and Joseph Thomas Littleton, devisees under the will of Grover Theodore Littleton, deceased**, ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Robert Eric Jones and wife, Sheila McMorrow Jones** ("Grantees"), their 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 2807 Belcourt Avenue, Nashville, TN 37212.

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

And Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantors further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to said real estate to Grantees, their heirs and assigns, against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Patricia A. Oglesby, Executrix of the Estate of Grover Theodore Littleton, joins in the execution of this instrument to convey her interest, if any, in subject property.

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

BILL GARRETT, Davidson County
Trans:T20130032887 DEEDWARR
Recvd: 04/22/13 14:04 4 pgs
Fees:23.00 Taxes:1282.05
20130422-0039840

IN WITNESS WHEREOF, Grantors have executed this instrument on the 19th day of April, 2013.

Patricia Ann Oglesby

Patricia Ann Oglesby, Executrix of the Estate of Grover Theodore Littleton

Executrix

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Patricia Ann Oglesby, individually and as Executrix of the Estate of Grover Theodore Littleton**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand at office this 19th day of April, 2013.

Notary Public

My Commission Expires: _____

ELIZABETH J. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 3, 2015

IN WITNESS WHEREOF, Grantor has executed this instrument on the 17 day of April, 2013.

X _____
Joseph Thomas Littleton

STATE OF SOUTH CAROLINA
COUNTY OF Horry

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

Witness my hand at office this 17th day of April, 2013.

_____
Notary Public

MY COMMISSION EXPIRES ON:
My Commission Expires: AUGUST 17, 2017.

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 4 of Block 3 on the Plan of Fairfax Place, as of record in Book 547, pages 137 and 138, Register's Office for said County.

Said Lot No. 4 fronts 60 feet on the southerly side of Belcourt Avenue, and runs back between parallel lines 157.13 feet to a dead line.

Being the same property conveyed to Theodore R. Littleton and wife, Beatrice B. Littleton, by deed dated April 8, 1966, from William G. Abernathy and wife, Sara S. Abernathy, of record in Book 4004, page 761, Register's Office for Davidson County, Tennessee. Theodore R. Littleton died on December 30, 1978. Beatrice B. Littleton died on October 19, 2001. By her will, of record in Docket No. 01P2009, Davidson County Probate Court Clerk's Office, Beatrice I. Littleton (one and the same person as Beatrice Irene Littleton and Beatrice B. Littleton) devised subject property to her three children, Grover Theodore Littleton, Joseph T. Littleton and Patricia Ann Oglesby. See also quitclaim deed of record in Instrument No. 20020726-0090212, said Register's Office, from Grover Theodore Littleton, as Personal Representative of the Estate of Beatrice Irene Littleton, to Grover Theodore Littleton, Joseph T. Littleton and Patricia Ann Oglesby. Grover Theodore Littleton, Joseph T. Littleton and Patricia Ann Oglesby conveyed subject property to Grover T. Littleton by quitclaim deed dated September 3, 2002, of record in Instrument No. 20020903-0105957, said Register's Office. Grover T. Littleton died on January 8, 2013. Under the terms of his will, of record in Docket No. 13P322, Davidson County Probate Court Clerk's Office, subject property was devised to Patricia Ann Oglesby and Joseph Thomas Littleton. Grover T. Littleton and Grover Theodore Littleton are one and the same person. Patricia Ann Oglesby and Patricia A. Oglesby are one and the same person.

This conveyance is made subject to:

1. State and County taxes for the year 2013, which have been prorated between the parties and assumed by the Grantees.
2. Restrictive covenants contained in an instrument of record in Book 854, page 363, 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 547, pages 137 and 138, Register's Office for Davidson County, Tennessee.