NEW OWNER:

Ryan M. Jones and Leigh S. Jones
2600 Woodlawn Drive
Nashville, Tennessee 37212

SEND TAX BILLS TO:
NEW OWNER

Map 104
Group 15-0
Parcel 361.00

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Ave.
Lebanon, TN 37087
FILE NO: 13-0319

BILL GARRETT, Davidson County
Trans:T20130032873 DEEDWARR
Recvd: 04/22/13 13:50 2 pgs
Fees:13.00 Taxes:1665.00
20130422-0039841

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Four Hundred Fifty Thousand and 00/100 Dollars ($450,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **PATRICIA SCOTT and husband, JAMES ANCKNER** ("Grantor") have this day bargained and sold and by these presents do hereby transfer and convey unto **RYAN M. JONES and LEIGH S. JONES, husband and wife,** ("Grantee"), their successors and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson** County, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee, described as follows, to wit: Being the easterly 50 feet of the southerly half of Lot No.20 on the Plan of Belair, as of record in Book 332, Page 6, Register's Office for Davidson County, Tennessee. Said part of Lot No. 20 fronts 50 feet on the northerly side of Belair Avenue and runs back between parallel lines with the westerly margin of 26th Avenue South, formerly Tulip Avenue, 192 feet to a dead line.

Being the same property conveyed to Patricia Scott and James Anckner, wife and husband by Warranty Deed from Elizabeth B. Weatherford and husband, Hart Weatherford, dated May 27, 2010 and of record in Instrument No. 20100601-0041684, Register's Office for Davidson County, Tennessee.

This is IMPROVED property known as 2600 Woodlawn Drive, Nashville, Tennessee 37212.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, their heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representative, this 15th day of April, 2013.

PATRICIA SCOTT

JAMES ANCKNER

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, PATRCIA SCOTT AND JAMES ANCKNER, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that they executed the within instrument.

WITNESS my hand and official seal at office this 15th day of April, 2013.

NOTARY PUBLIC

My commission expires: 3/28/2016

JONATHAN M TINSLEY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

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The actual consideration or value, whichever is greater, for this transfer is **$450,000.00.**

AFFIANT

Sworn to and subscribed to before me this 15th day of April, 2013.

NOTARY PUBLIC

My commission expires: 3/28/2016

JONATHAN M TINSLEY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY