BILL GARRETT, Davidson County
Trans:T20130038837 DEEDWARR
Recvd: 05/09/13 10:30 2 pgs
Fees:13.00 Taxes:1702.00
20130509-0046960

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way, Suite 202
Brentwood, Tennessee 37027
File No.: TN133020

WARRANTY DEED

ARTRINNA D. MINNIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 7, 2014

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $460,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of April, 2013.

NOTARY PUBLIC

My commission expires: 7-7-2014

THIS INSTRUMENT PREPARERD BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James Mason Jones and Emily Jones 4028 Lealand Lane Nashville, TN 37204	Same As New Owner	132 010 040.00

FOR AND IN CONSIDERATION of the sum of Four Hundred Sixty Thousand and 00/100 Dollars ($460,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged; the undersigned, **DEVIKA KUMAR, A SINGLE WOMAN,** hereinafter called the Grantor), has bargained and sold and by these presents do hereby transfer and convey unto, **JAMES MASON JONES AND EMILY JONES, HUSBAND AND WIFE,** hereinafter called the Grantees, their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 183 on the Plan of Rolling Meadows of record in Book 1424, pages 98 and 99, Register's Office for said County.

Said Lot No. 183 fronts 105.0 feet on the easterly margin of Lealand Lane and extends back 292.1 feet on the northerly line and 282.4 feet on the southerly line to a dead line in the rear, measuring 95.0 feet thereon. Together with and subject to an easement for shared drive across Lot 184 as shown on the Plat of Rolling Meadows of record in Book 1424, pages 98 and 99, said Register's Office, as shown on the mortgage loan inspection by Crawford Land Surveying, attached as an exhibit to the Warranty Deed of record in Book 8995, page 929, rerecorded in Book 9017, page 916, said Register's Office.

Being the same property conveyed to Devika Kumar, by Warranty Deed from Lawrence Austin Robinson, unmarried, dated 5/29/2009, recorded 6/4/2009, of record in instrument# 20090604-0051731, in the Register's Office for Davidson County, Tennessee.

This is improved property more commonly known as 4028 Lealand Lane, Nashville, TN 37204.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantees, their heirs and assigns, forever.

The undersigned covenant with the said Grantees that she is lawfully seized and possessed of said real estate; that she has a good right to convey the same; and that it is unencumbered except by lien of the 2013 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantees.

The undersigned further covenant and binds herself, her heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantees, their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 30th day of April, 2013.

DEVIKA KUMAR

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, a Notary Public, Devika Kumar, 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 and seal, this the 30th day of April, 2013.

Notary Public

David Webber
Printed Notary Name

My commission expires: 9/29/14

DAVID P. WEBBER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires 9-29-2014