PREPARED BY:
Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067

WARRANTY DEED

THIS INDENTURE is made and entered into this 10th day of May, 2013 by and between **Jonathan Jones, aka Jonathan D. Jones**, hereinafter referred to as GRANTOR, and **David L. Sulpy and Elizabeth Anne Sulpy, Husband and Wife** hereinafter referred to as GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES the following described property lying in City of Nashville, County of Davidson, State of Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit A (of Lot No. 45 of Galecrest No. 2 Block "G" of record in Plat Book 1424, page 19) as shown on Exhibit B of the Declaration of Covenants, Conditions and Restrictions For Homes at Battlefield, A Horizontal Property Regime with Private Elements, of record in Instrument 201207170062814, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of said property.

Being part of the same property conveyed to Jonathan Jones, aka Jonathan D. Jones by Warranty Deed from Ventures Joint II, Inc., dated June 1, 2012, recorded June 18, 2012, of record in Instrument 201206180053104, Register's Office for Davidson County, Tennessee.

Previously being part of the same property conveyed to Ventures Joint II, Inc., by Deed from Victory Homebuilders, LLC, dated June 30, 2006, recorded July 5, 2006, of record in Instrument 200607050080088, Register's Office for Davidson County, Tennessee.

This is [X]improved [ ]unimproved property known as: 1537 A Battlefield Drive, Nashville, TN 37215

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS MY HAND on the day and year first above written.

Jonathan Jones, aka Jonathan D. Jones

BILL GARRETT, Davidson County
Trans:T20130039885 DEEDWARR
Recvd: 05/13/13 15:17 2 pgs
Fees:13.00 Taxes:1979.50
20130513-0048219

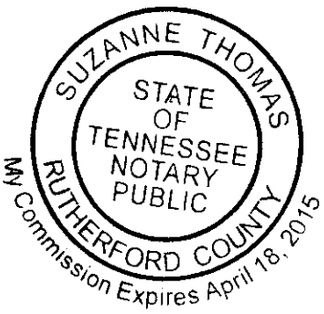
INDIVIDUAL
STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said county and state, Jonathan Jones, aka Jonathan D. Jones, to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that such person(s) executed the same as such person's free act and deed.

Witness my hand, at office, this 10th day of May, 2013.

Suzanne Thomas
Notary Public

My Commission Expires:_____



Name and Address of Property Owner:
David L. Sulpy
1537 A Battlefield Drive,
Nashville, TN 37215

Send Tax Statements to:
Sumner Bank & Trust
780 Browns Lane
Gallatin, TN 37066

Map & Parcel 117-080-O-001.00 CO

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF Davidson

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is $535,000.00 which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this ___ day of May, 2013.

Suzanne Thomas
Notary Public

My Commission Expires: _____



RETURN TO:

Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067

13-1-063