RECORD ~~AND RETURN TO~~:
Limestone Title and Escrow, LLC
5200 Maryland Way, Suite 202
Brentwood, Tennessee 37027
File No.: JH130007

Return to:
Foundation Title and Escrow, LLC.
2672 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130043649 DEEDWARR
Recvd: 05/24/13 10:29 2 pgs
Fees:13.00 Taxes:1487.03
20130524-0052736

KAREN L. TRUSTY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 08-23-2016

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $401,900.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of May, 2013.

NOTARY PUBLIC

My commission expires: _____

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
Nicholas Richard Jones and Taura Riley Jones 1205 Lillian Street Nashville, TN 37206	New Owner	083130121.00

FOR AND IN CONSIDERATION of the sum of Four Hundred One Thousand Nine Hundred and 00/100 Dollars ($401,900.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **A & C INVESTMENTS, LLC, a Tennessee Limited Liability Company,** hereinafter called the Grantor, has bargained and sold and by these presents does hereby transfer and convey unto, **NICHOLAS RICHARD JONES AND WIFE, TAURA RILEY JONES,** hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Certain real estate in Davidson County, Tennessee, as follows:

Being part of Lot #101 on the map of East Edgefield, as of record in Book 21, Page 147, Register's Office for said County.

Said part of Lot #101 fronts 50 feet on the north side of Lillian Street and runs back between parallel lines 111 feet to the south margin of the remaining part of Lot 101 owned by Sophie Mae Watson.

Being the same property conveyed to A & C Investments LLC, by Special Warranty Deed from Peggy D. Mathes, Administrator for the Estate of Levonia Scruggs, dated 9/17/2012, recorded 9/25/2012, of record in Instrument 20120925-0087258, in the Register's Office for Davidson County, Tennessee.

This is improved property more commonly known as 1205 Lillian Street, Nashville, TN 37206.

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 they are lawfully seized and possessed of said real estate; that they have 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 bind themselves, their 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 17th day of May, 2013.

A & C INVESTMENTS, LLC

Stuart Arnold

By: STUART ARNOLD, President

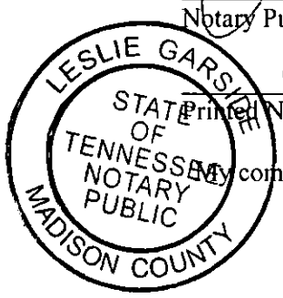
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this the 17 day of May, 2013, before me, appeared Stuart Arnold, to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that he is the President of A & C Investments, LLC, a Tennessee Limited Liability Company, and that said instrument was signed in behalf of said A & C Investments, LLC, and said officer acknowledged said instrument to be the free act of deed of said A & C Investments, LLC.

WITNESS my hand and seal, this the 17 day of May, 2013.

Leslie Garside

Notary Public



Leslie Garside

Printed Notary Name

My commission expires: 12/23/2014