Record and return to:
Victory Title & Escrow, LLC
695 President Pl., Ste. 203
Smyrna, TN 37167
VT13020152

BILL OHRELL, Davidson County
Trans:T20130044907 DEEDWARR
Recvd: 05/30/13 10:11 2 pgs
Fees:13.00 Taxes:1516.63
20130530-0054320

Warranty Deed

GAIL C. VICTORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES
September 9, 2014

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $409,900.00

Affiant

Subscribed and sworn to before me, this the 28th day of May, 2013.

Notary Public

My commission expires: _____

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Janie Peete Taylor	New Owner	
1015 Caldwell Ave		083-06-0-100.00
Nashville, TN 37204		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **JONATHAN JONES, A MARRIED MAN, AND MATTHEW ENGESATH, A MARRIED MAN**,* HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JANIE PEETE TAYLOR, MARRIED**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being the Westerly part of Lot No. 61 on the Plan of Beaumont Place of record in Plat Book 332, Page 38, in the Register's Office for Davidson County, Tennessee, and more particularly described as follows:

Beginning at a stake at the Northeasterly intersection of Chapel Avenue and Benjamin Avenue, being the Northwesterly corner of Lot No. 61 on the above mentioned plan; running thence with the Southerly margin of Benjamin Avenue, South 89 degrees 30 min. East 100 feet to an iron pin; thence leaving said Avenue South 23 degrees 30 min. East 66.7 feet to an iron pin in the line of Lots No. 60 and 61 running thence with line of Lots Nos. 60 and 61, South 66 degrees 30 min. West 90.6 feet to an iron pin in the Easterly margin of Chapel Avenue, said iron pin being the common corner of Lot Nos. 60 and 61; running thence with the Easterly margin of Chapel Avenue, North 23 degrees 30 min. West 107.7 feet to the point of beginning.

Being the same property conveyed to Jonathan Jones, married and Matthew Engesath, married by Warranty Deed from Andrew Bryan Pate, unmarried of record at Instrument No. 20120815-0073184, Register's Office for Davidson County, Tennessee, dated August 13, 2012 and recorded on August 15, 2012.

Being the same property conveyed to Andrew Bryan Pate, unmarried by Warranty Deed from Kenneth Jennette and wife, Terri E. Jennette, married of record in Book 10401, page 956, Register's Office for Davidson County, Tennessee, dated March 31, 1997.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

* *Neither Grantor(s) nor Grantor(s)' spouse(s) ever resided in the above-described improved real property.*

This is improved property known as 228 Chapel Avenue, Nashville, TN 37206.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 28th day of May, 2013.

Jonathan Jones

Matthew Engesath

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Jonathan Jones, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 28th day of May, 2013.

Notary Public

My Commission Expires: 9-9-2014

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Matthew Engesath, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 28th day of May, 2013.

Notary Public

My Commission Expires: 9-9-2014