This instrument prepared by:
Thomas N. Jones, Attorney
339 Main Street
Franklin, TN 37064

Davidson County DEEDWARR
Recvd: 06/10/13 14:45 4 pgs
Fees:23.00 Taxes:373.21
20130610-0058837

NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL:
M & J General Partnership 1019 Millwood Lane Ashland City, TN 37015	same	092-03-0-185.00

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Sumner Bank and Trust**, hereinafter called the Grantor, has bargained and sold and by these presents does transfer and convey unto **M & J General Partnership**, hereinafter called the Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 29 on the Plan of Subdivision of Lot No. 3 Harding Lytle Tract, of record in Book 547, page 72, Register's Office for said County, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Sumner Bank and Trust by Substitute Trustee's Deed from Bruce N. Oldham, Substitute Trustee, dated May 8, 2013, and recorded May 13, 2013, at 2:18 p.m. of record in Instrument No. 20130513-0048169, Register's Office for Davidson County, Tennessee.

Subject to the following restrictions and conditions:

1. County property taxes for 2013 are a lien, but not yet due and payable.
2. All matters appearing on the plan of record in Book 547, page 72, said Register's Office.
3. Subject to any and all building and zoning regulations of city, county and state.
4. Any and all visible easements on and across subject property.

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, its successors and assigns, forever;

AND SUMNER BANK AND TRUST COVENANTS with the said Grantee that it is lawfully seized and possessed of said land in fee simple and has a good right to convey it and the same is unencumbered, unless otherwise herein set out;

AND SUMNER BANK AND TRUST FURTHER covenants and binds itself, its successors and representatives, to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

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

This improved property is known as: 2210 Morena Street, Nashville, TN 37208.

WITNESS MY HAND this 7th day of June, 2013, in Franklin, Tennessee.

SUMNER BANK AND TRUST

By: _____
Keith Hatley, Sr. Vice President

STATE OF TENNESSEE
COUNTY OF Sumner

Before me, the undersigned, a Notary Public of the state and county mentioned, personally appeared Keith Hatley, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Sr. Vice President of Sumner Bank and Trust, the within named bargainor, and that he as such Sr. Vice President executed the foregoing instrument for the purpose therein contained by signing the name of the bank by himself as Sr. Vice President.

Witness my hand, at office in Gallatin, Tennessee, this 7th day of June, 2013.

_____
NOTARY PUBLIC

SASHA R. CRAIGHEAD
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY

My Commission Expires: 4-23-14

21783.2013/ml
M & J 2210 Morena Warranty Deed.wd

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater for this transfer is $100,867.00.

AFFIANT

Sworn to and subscribed to me, the undersigned, this 7th day of June, 2013, in Franklin, Tennessee.

NOTARY PUBLIC

Thomas N. Jones
State of Tennessee Notary Public
County of Williamson

My Commission Expires: 7/6/15

I, Thomas N. Jones, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

THOMAS N. JONES

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Michelle W. Locke, a notary public for this county and state, Thomas N. Jones, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Michelle W. Locke
NOTARY PUBLIC

My Commission Expires: 10/20/2013

