BILL GARRETT, Davidson County
Trans:T20130053228 DEEDWARR
Recvd: 06/24/13 11:54 2 pgs
Fees:13.00 Taxes:2009.10
20130624-0064475

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 20 day of June, 2013 by and between Jonathan Jones, aka Jonathan D. Jones, married hereinafter referred to as GRANTOR, and Patrick Strong, unmarried and Kimberly Gunther, unmarried, 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 Lot No. 45 on the Plat of Galecrest Subdivision No. 2 Block "G" of record in Plat Book 1424, page 19, Register's Office for Davidson County, Tennessee, and also being known as Unit B as shown on the site Plat attached as Exhibit "B" to 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 plan reference is hereby made for a more complete description of the 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 has never been the residence of Jonathan D. Jones or his wife Whitney Jones.

This is [X]improved [ ]unimproved property known as: 1537 B 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

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 20 day of June, 2013.

Notary Public

My Commission Expires October 30, 2016

My Commission Expires:

LEAH A. TURNER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Name and Address of Property Owner:
Patrick Strong and Kimberly Gunther
1537 B Battlefield Drive
Nashville, TN 37215

Send Tax Statements to:
Movement Mortgage, LLC
841 Seahawk Circle
Virginia Beach, VA 23452

Map & Parcel 117-080-O-002.00 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 $ 543,000— 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 20 day of June, 2013.

Notary Public

My Commission Expires: My Commission Expires October 30, 2016

LEAH A. TURNER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

RETURN TO:
Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067
13-1-064