BILL GARRETT, Davidson County
Trans:T20130054085 DEEDWARR
Recvd: 06/26/13 10:06 2 pgs
Fees:13.00 Taxes:606.80
20130626-0065562

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is $164,000.00.

Affiant

Subscribed and sworn to before me, this 21st day of June, 2013.

Notary Public:

My Commission Expires: ~~06/24/2015~~ 11-3-15

BROOKE SMITH STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

WARRANTY DEED

Name and Address of New Owner:	Send Tax Bills To:	Map/Parcel Number:
Eli Jones Megan Jones 1026B Horseshoe Dr. Nashville, TN 37216	SunTrust Mortgage, Inc 901 Semmes Ave Richmond, VA 23224	06110018300

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, Herndon Crouch, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Eli I. Jones and Megan C. Jones, Husband and Wife, hereinafter called the Grantees, their heirs 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. 15 on the Plat of Locust Grove Estates,of record in Plat Book 3106, Page 83, in the Register's Office for Davidson County, Tennessee, which is a resubdivison of Lot Nos. 14 and 15 on the Plan of Locust Grove Estates, of record in Book 1424, Page 11, in the Register's Office for Davidson County, Tennessee, which reference is made for a more complete description.

Being the same property conveyed to Herndon B. Crouch, a married man, by Special Warranty Deed from SABR Mortgage Loan 2008-1 REO Subsidiary-1 LLC, dated October 18, 2012, recorded November 19, 2012, recorded in Instrument No. 20121119-0106284, Register's Office for Davidson County, Tennessee.

Also Being the same property conveyed to SABR Mortgage Loan 2008-1 REO Subsidiary-1 LLC by Successor Trustee's Deed from Weissman Nowack Curry & Wilco, PC dated 08/28/12 and recorded on 08/30/12 in Instrument No. 20120830-0078460, said Register's Office For Said County.

Also Being the same property conveyed to Antonio Scott and Stephanie Scott, husband and wife, by Warranty Deed from Sam N Toung, a married man, dated 09/02/05 and recorded on 09/27/05 in Instrument No. 20050927-0115886, said Register's Office for said County.

Subject to any and all plats, easements, restrictions, and other matters of record.

Subject to conditions, easements, restrictions, and/or building set-back lines that appears on the plat of record in Plat Book 3106, Page 83, Register's Office for Davidson County, Tennessee.

Restrictive Covenants of record in Book 1414, Page 99 and Book 1492, Page 151, Register's Office for Davidson County, Tennessee.
The subject property was never used as a marital residence for the Grantee or his spouse.

The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as: 1026B Horseshoe Dr., Nashville, TN 37216

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees. Grantors covenant with said Grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and encumbrances of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Witness my/our hand(s) this the 21st day of June, 2013.

Herndon Crouch

State of Tennessee)
County of Davidson)

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

Witness my hand and official seal, this 21st day of June, 2013.

Commission Expires: 06/24/2015

Notary Public: Gregory D. Vadner

This Instrument Prepared By:

Highland Title, LLC
The House of Cash Building
700 Johnny Cash Pkwy, STE 201
Hendersonville, TN 37075

GREGORY D. VADNER
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY