RECORD AND RETURN TO:
Harpeth Escrow, LLC
117 Two Mile Pike
Goodlettsville, TN 37072

KEVIN M. BRADY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is 215,000.00

Affiant

Subscribed and sworn to before me, this 30th day of July, 2013.

Notary Public

My commission expires: 1/6/2015

BILL GARRETT, Davidson County
Trans:T20130072155 DEEDWARR
Recvd: 08/21/13 09:53 2 pgs
Fees:13.00 Taxes:795.50
20130821-0088004

THIS INSTRUMENT WAS PREPARED BY
HARPETH ESCROW, LLC
117 TWO MILE PIKE
GOODLETTSVILLE, TN 37072

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
ERIC JONES **PATRICK JONES**	**PNC MORTGAGE, A DIVISION OF**	**01200002300**
6388 LICKTON PIKE	**3232 NEWMARK DRIVE**	
GOODLETTSVILLE, TN 37072	**MIAMISBURG, OH 45342**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

WILLIAM J BRAZIL and WIFE, WYVONA M BRAZIL

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

ERIC JONES, an unmarried man and PATRICK JONES, an unmarried man

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A tract of land in the 10th, formerly the 20th, Civil District of Davidson County, Tennessee, described according to a survey made by Boone Denton, Surveyor, August 10, 1925, as follows:

BEGINNING at a sycamore in the center of Shane Fork County Road, in the east line of the original 125 acre tract; then with the center of said Road, south 65° west 4 poles, south 72° west 15.2 poles; thence leaving said Road, north 30° west 56 poles to a stake; thence north 62 1/2° west 8 poles to a stake; thence north 45° west 20 poles to a stake; thence north 23 1/2° west 20 poles to a mulberry in the north line of the original tract; thence with said line, south 89° east 46.2 poles to a hackberry the northeast corner of the original tract; thence with the east line of said tract, south 20° east 84 poles to the beginning, containing 17.39 acres, more or less.

BEING THE SAME PROPERTY CONVEYED TO WILLIAM J BRAZIL AND WIFE, WYVONA M BRAZIL BY WARRANTY DEED FROM E.B. EWTON AND WIFE, MARGARET P EWTON DATED 03/28/68 AND RECORDED ON 03/29/68 IN BOOK 4223, PAGE 571, SAID REGISTER'S OFFICE FOR SAID COUNTY.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (_X_) unimproved (____) property known as 6388 LICKTON PIKE, GOODLETTSVILLE, TN 37072.

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, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs 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.

Witness my/our hand(s) this 30th day of July, 2013.

WILLIAM J BRAZIL

WYVONA M BRAZIL

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, WILLIAM J BRAZIL and WYVONA M BRAZIL, the within named Grantors, 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, at office, this 30th day of July, 2013.

Notary Public

My Commission Expires: 1/6/2015

KEVIN M. BRADY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY