THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 31319-07-2013**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $339,000.00. John M. Allgood, Jr. Affiant Subscribed and sworn to before me this 16th day of August, 2013. Notary Public My Commission Expires: 5/22/16

NOTARY PUBLIC STATE OF TENNESSEE ANGELA Y. POSTON-WILLIAMSON DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: John M. Allgood, Jr. ~~4217 Warren Road~~ 3718 Woodmont Ln ~~Birmingham, AL 35213~~ Nashville TN 37215	**Send Tax Bills To:** Avenue Bank 111 10th Ave South, Ste 200 Nashville, TN 37203	**Tax Information:** Map and Parcel No.: 116 120 06900

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Catherine E. Jones, married**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **John M. Allgood, Jr., an unmarried man** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 3718 Woodmont Lane, Nashville, TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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

Eric Paul Jackson, spouse of Catherine E. Jones, joins in the execution of this instrument for the purposes of conveying any marital interest he may have in subject property.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 16th day of August, 2013.

Catherine E. Jones

Eric Paul Jackson

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Catherine E. Jones and Eric Paul Jackson**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 16th day of August, 2013.

Notary Public

My Commission Expires:

GERALD G. PATTERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 3, 2015

BILL GARRETT, Davidson County
Trans: T20130072705 DEEDWARR
Recvd: 08/22/13 13:19 2 pgs
Fees: 13.00 Taxes: 1254.30

20130822-0088711

EXHIBIT "A"

Land in Davidson County, Tennessee, described as follows:

Tract I:

Being Lot 31 of Block "D" on the Map of Woodmont Lane Homesites, of record in Book 1130, page 13, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made.

INCLUDED IN THE ABOVE DESCRIPTION BUT EXCLUDED FROM THE PROPERTY HEREIN CONVEYED is the following: A triangular strip of Lot 31 of Block "D" of the Woodmont Lane Homesites, a plat of which is of record in Book 1130, page 13, said Register's Office, being more particularly described as follows: Beginning at the westerly corner of Lots 30 and 31 in the easterly margin of Woodmont Lane; thence in a northeasterly direction 12 feet along the said easterly margin of Woodmont Lane to a point; thence in an easterly direction 95.3 feet to a point in the line between Lots 30 and 31; thence in a westerly direction 97.6 feet along said line between Lots 30 and 31 to the point of beginning.

Tract II:

A triangular strip of Lot 30 of Block "D" of the Woodmont Lane Homesites, a plat of which is of record in Book 1130, page 13, said Register's Office. Said strip of land is more particularly described as follows: Beginning at the easterly corner of Lots 30 and 31 in the rear line with Lot 11; thence in a southerly direction 12 feet along the line between Lots 30 (erroneously referenced as 10 in the previous three deeds of record) and 11 to a point; thence in a westerly direction 98.3 feet to a point in the line between Lots 30 and 31; thence in an easterly direction 97.1 feet along the line between Lots 30 and 31 to the point of beginning.

Being the same property conveyed to Catherine E. Jones by deed dated March 10, 2011, from Elizabeth Ross Lackey, formerly known as Elizabeth Hartsfield Ross, of record in Instrument No. 20110325-0023125, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. Taxes for the year 2013, being prorated by the parties and assumed by the Grantee.
2. Restrictive covenants contained in an instrument of record in Book 1049, page 546, and Book 1153, page 230, Register's Office for Davidson, County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code; or (b) relates to handicap, but does not discriminate against handicapped persons).
3. All matters appearing on the Plan of record as Book 1130, page 13, Register's Office for Davidson County, Tennessee.