THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 13080068** BILL GARRETT, Davidson County Trans:T20130084277 DEEDWARR Recvd: 09/30/13 12:58 2 pgs Fees:13.00 Taxes:869.50 20130930-0102349	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $235,000.00. Affiant Subscribed and sworn to before me, this 27th day of September, 2013. Notary Public My Commission Expires: JAMES ALEXANDER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES MAY 18, 2014

WARRANTY DEED

Address New Owner: Jennifer Laitinen and Carl Laitinen 1352 Rosa L Parks Blvd #411 Nashville TN 37208	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 104-01-0-23000

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, **Dorothy F. Jones, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jennifer Laitinen and Carl Laitinen, Wife and Husband**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Being Lot No. 125 on the plan of West Grove Subdivision as of record in Book 421, Page 109, Register's Office for said county. Said lot fronts 35.7 feet on the East side of 38th Ave, North and runs back between lines, 160 feet on the North line and 164.5 feet on the South line along the North margin of Nebraska Avenue to an alley in the rear, on which it measures 76.4 feet.
Being the same property conveyed to Charles E. McAbee and wife, Dorothy McAbee, by Warranty Deed from Clifton Wayne Waltman and wife, Helen Elizabeth Waltman, of record in Book 4323, Page 325, Register's Office for Davidson County, Tennessee, dated April 16, 1968, and recorded on May 22, 1968. Refer to Final Decree, which divested of any and all interests in said property, dated January 29, 1980, and recorded March 14, 1980, of record as Docket No. 75493, Minute Book 148A, 756 and in Book 5578, Page 797, Register's Office for Davidson County, Tennessee, Being the same property conveyed to Dorothy F. Jones by Quitclaim Deed from Dorothy F. Jones F/K/A Dorothy F. McAbee, of record at Instrument No. 20100316-0019693, Register's Office for Davidson County, Tennessee, dated January 12, 2010, and recorded on March 16, 2010.Also known as: 200 38th Avenue North, Nashville, TN 37209.

Claude Jones joins in this conveyance for the purpose of conveying all right, title and interest he may have in and to the above described property as spouse of Dorothy F Jones.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2014 a lien, not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 421, Page 109, Register's Office for Davidson County, Tennessee.

This is improved property located at 200 38th Avenue North Nashville TN 37209

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, 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 for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 27th day of September, 2013.

Dorothy F. Jones

Claude Jones

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Dorothy F. Jones and Claude Jones, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 27th day of September, 2013.

Notary Public
My Commission Expires: _____

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES MAY 18, 2014