BILL GARRETT, Davidson County
Trans:T20130096309 DEEDWARR
Recvd: 11/12/13 13:55 2 pgs
Fees:13.00 Taxes:218.30
20131112-0116842

Prepared By & Return To:
Lakeside Title & Escrow
854 Wren Road
Goodlettsville, TN 37072

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 59,000.00.

Carmen Coats
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 8th day of November, 2013.

Kristian Booth
Notary Public

Commission Expiration: 11-3-15

KRISTIAN BOOTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires November 3, 2015

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL:
Jonathan Jones and Matt Engesath 104 East Park Drive, Ste 323 Brentwood, TN 37027	Same as new owner	-07504018000

WARRANTY DEED

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 ACKNOWLEDGED, WE, **Danny Axley and wife, Billie Axley**, HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jonathan Jones, A Married Man and Matt Engesath, A Married 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:

Property known as 540 Raleigh Dr. Hermitage, TN 37076, County of Davidson

Being Lot No. 20 on the Plan of Sunset Park, Section 1, as of record in Book 4300, page 185, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Danny Axley and wife, Billie Axley by deed from Jerry Conroy Hobbs and wife, Delores D. Hobbs dated 06/30/1994, filed of record in Book 9396, Page 810, said Register's Office.

Tax Map and Parcel ID is as follows 07504018000

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

This is improved property known as 540 Raleigh Dr., Hermitage, TN 37076

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 is unemcumbered, 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 hand this 8th day of November, 2013.

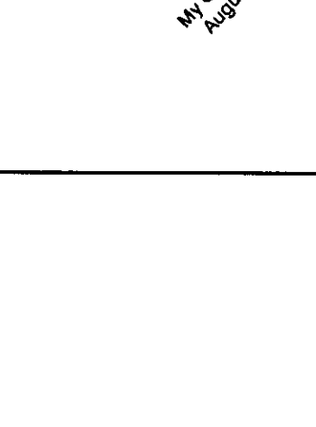
Danny Axley

Billie Axley

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 8th day of November, 2013, before me personally appeared Danny Axley and wife, Billie Axley, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as such person's free act and deed.

Witness my hand and official seal at office this 8th day of November, 2013.



Notary Public
Commission Expiration: 8.20.14