WARRANTY DEED	STATE OF TENNESSEE COUNTY OF Cheatham & Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $91,825.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS 1st day of May, 2013 Notary Public MY COMMISSION EXPIRES: (AFFIX SEAL)

Dolores Moulton, Register
Cheatham County Tennessee

Rec #: 186497
Rec'd: 10.00
State: 339.75
Clerk: 1.00
Other: 2.00
Total: 352.75

Instrument #: 151068
Recorded
11/4/2013 at 10:15 AM
in Record Book
460
Pgs 724-725

KAREN L. TRUST — STATE OF TENNESSEE NOTARY PUBLIC — DAVIDSON COUNTY — My Commission Expires 16

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 30 Burton Hills Blvd, Suite 400, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Roger E. LaRose II	Same	Cheatham County 53/34.06, Davidson County 36/60
(NAME)	(NAME)	
1007 Arrington Road		
(ADDRESS)	(ADDRESS)	
Joelton, TN 37080		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, I/WE, **Ronda W. Jones, unmarried**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Roger E. LaRose II, unmarried**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Cheatham & Davidson County, State of Tennessee, described as follows, to-wit:

Land in Cheatham and Davidson County, described according to a survey by P.A. Chapdelaine dates December 8, 1978; and described according to a survey made by John B. Kohl, III, dated September 4, 1986, as follows:

Beginning at a point, same being the southerly intersection of Higdon Road and Arrington Road; thence south 59 degrees 47 minutes 15 seconds West 82.29 feet to a point; thence south 18 degrees 32 minutes 54 seconds West 302.41 feet to a point; thence south 45 degrees 39 minutes 54 seconds West 203.37 feet to a point; thence south 63 degrees 04 minutes 53 seconds west 62.39 feet to a point; thence south 50 degrees
32 minutes 04 seconds west 99.82 feet to a point; thence south 48 degrees 55 minutes 36 seconds west 149.3 feet to a point; thence south 82 degrees 02 minutes 11 seconds west 30.61 feet to a point; thence south 51 degrees 18 minutes 46 seconds west 60.38 feet to a point; thence south 11 degrees 56 minutes 13 seconds west 50.75 feet to a point; thence south 41 degrees 54 minutes 13 seconds west 73.36 feet to a point thence south 36 degrees 01 minutes 50 seconds west 217.83 feet to a point; thence south 12 degrees 44 minutes 44 seconds west 54.90 feet to a point; thence south 43 degrees 46 minutes 22 seconds west 49.25 feet to a point: thence south 15 degrees 28 minutes 53 seconds west 90.00 feet to a point; thence north 20 degrees 16 minutes 52 seconds west 358.29 feet to point; thence north 41 degrees 14 minutes 49 seconds west 307.15 feet to a point; in the southerly margin of Arrington Road; thence with the southerly

BILL GARRETT, Davidson County
Trans:T20130102256 DEEDWARR
Recvd: 12/05/13 12:30 2 pgs
Fees:12.00 Taxes:0.00

20131205-0124010

margin of Arrington Road in an easterly direction 1,459.10 feet to the point of beginning, and containing 10.00 acres more or less; and being Tracts 1 and 2 according to a survey made by Chapdelaine, dated
December 8, 1978.

Being the same property conveyed to David M. Jones and wife, Ronda W. Jones by Warranty Deed from Clarence Eugene Carter and wife, Marcelle C. Carter, dated October 19, 1991 and filed in Deed Book 312, page 281, Register's Office of Cheatham County, Tennessee and in Book 8470, page 575, Register's Office of Davidson County, Tennessee. David M. Jones died a resident of Cheatham County, Tennessee on January 21, 2008 leaving Ronda W. Jones as the surviving tenant by the entirety.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 1007 Arrington Road, Joelton, TN 37080

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, has a good right to convey it and the same is 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 our hands this 1st day of May, 2013

Ronda W. Jones

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, **Ronda W. Jones**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 1st day of May, 2013

KAREN L. RUSTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-23-2016

Notary Public