13-1-353
Register Return to:
Land Title South, Inc.
3326 Aspen Grove Dr.
Suite 400
Franklin, TN 37067

This Instrument Prepared by:
Homestead Title & Escrow, LLC
405 Two Mile Pike, Suite F
Goodlettsville, TN 37072

MAP: 082040
PARCEL: 25700

BILL GARRETT, Davidson County
Trans:T20140003013 DEEDWARR
Recvd: 01/14/14 13:55 3 pgs
Fees:18.00 Taxes:173.90
20140114-0003794

New Owners Address & Send Tax Bills to:
Jonathan D. Jones & Matthew D. Engesath
~~879 Granada Avenue~~ 1503 Adventure Ct.
~~Nashville, TN 37206~~ Brentwood TN 37027

WARRANTY DEED

THIS INDENTURE, made this 3rd day of January, 2014 between

Dorothy Irene Bradley, Carolyn June Upchurch, Mary Evelyn Aldrige, Linda Kaye Brown, Glenda Faye Collazo, Tanya Lee Vazquez, Andrea Nicole Black, Robert Wolf and Jeffrey Baker

hereinafter referred to as **Grantor**, and

Jonathan D. Jones and Matthew D. Engesath

hereinafter referred to as **Grantee**.

WITNESSETH: that said Grantor, for and in consideration of the sum of ONE AND 00/100 DOLLAR ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto the said Grantee the following described premises situated in Robertson County, Tennessee, to wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot 10 on the map of Carter Lane Place, as of record in Book 547, Page 105, Register's Office for Davidson County, Tennessee. Said Lot No. 10 fronts 50.0 feet on the Northerly side of Granada Avenue, formerly Carter Lane, and runs back between parallel lines 140.0 feet to a dead line.

Being the same property conveyed to Dorothy Irene Bradley, Carolyn June Upchurch, Mary Evelyn Aldridge, Linda Kaye Brown, Glenda Faye Collazo, Tanya Lea Vazquez, Andrea Nicole Black, Andrea Nicole Black, Robert Wolf and Jeffrey Baker by Affidavit of Heirship dated 8/9/2013 of record in Instrument No. 20130814-0085386, Register's Office for Davidson County, Tennessee.

This is (X) improved ( ) unimproved property known as: 879 Granada Avenue, Nashville, TN 37206.

THIS CONVEYANCE is made subject to restrictive covenants, easements, and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate, title, and interest thereunto belonging unto the said Grantee, his/her heirs and assigns forever.

And said Grantor does hereby covenant with said Grantee, that Grantor is lawfully seized in fee simple of the premises above conveyed and has full power, authority and

right to convey the same, and that said premises are free from all encumbrances except the 2013 real property taxes which are to be prorated between the parties and which Grantee assumes and agrees to pay, and that Grantor will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said Grantor hereunder sets his/her hand and seal the day and year first above written.

Dorothy Irene Bradley

Carolyn June Upchurch

Mary Evelyn Aldridge

Linda Kaye Brown

Glenda Faye Collazo

Tanya Lee Vazquez

Andrea Nicole Black

Robert Wolf

Jeffrey Baker by Samantha Baker, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Dorothy Irene Bradley, Carolyn June Upchurch, Mary Evelyn Aldridge, Linda Kaye Brown, Glenda Faye Collazo, Tanya Lee Vazquez and Andrea Nicole Black, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office in Goodlettsville, Tennessee on this the 31st day of January, 2014.

Notary Public

My Commission Expires: _____

RON GARRISON
STATE OF TENNESSEE NOTARY PUBLIC
COMM. EXP. MAR. 4, 2014
ROBERTSON COUNTY

STATE OF Kansas
COUNTY OF Labette

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Robert Wolf, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office in Oswego KS, on this the 6th day of January, 2014.

Notary Public

LORI BRAKE
NOTARY PUBLIC
STATE OF KANSAS
MY APPT. EXPIRES

My Commission Expires: June 24, 2015

STATE OF Kansas
COUNTY OF Labette

On this 6th day of January, 2014, before me personally appeared Samantha Baker, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Jeffrey Baker, and who acknowledged that she executed the same as the free act and deed of Jeffrey Baker.

Witness my hand, at office, this 6th day of January, 2014.

Notary Public

LORI BRAKE
NOTARY PUBLIC
STATE OF KANSAS
MY APPT. EXPIRES

My Commission Expires: June 24, 2015

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $47,000.00.

Affiant

Sworn to and subscribed before me, this 3rd day of January, 2014.

Notary Public

My Commission Expires: _____

RON GARRISON
STATE OF TENNESSEE NOTARY PUBLIC
COMM. EXP. MAR. 4, 2014
ROBERTSON COUNTY