Davidson County DEEDWARR
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Fees:23.00 Taxes:997.15
20140211-0011913

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. 31589-12-2013**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $269,500.00. Affiant Subscribed and sworn to before me this 10th day of February, 2014. Notary Public My Commission Expires:

ELIZABETH J. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV 3, 2016

WARRANTY DEED

Address New Owner: FLIPS LLC 718 Starlit Road Nashville, TN 37205	**Send Tax Bills To:** New Owner	**Tax Information:** Map and Parcel No.: 168 000 09700

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, **Michelle Lynn Jones, now Williams, devisee under the will of Hinton C. Jones, Jr., deceased,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **FLIPS LLC, a Tennessee limited liability company** ("Grantee"), its successors 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 8837 Highway 100, Nashville, TN 37221.

Subject property is not now, nor has it ever been, the residence of the Grantor herein.

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

And Grantor covenants that she 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 herself, her heirs and assigns, to warrant and forever defend the title to said real estate to Grantee, its successors 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.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 7 day of February, 2014.

X Michelle Lynn Jones Williams
Michelle Lynn Jones Williams

COMMONWEALTH OF PENNSYLVANIA

COUNTY OF X Montgomery

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

Witness my hand at office this X 7th day of February, 2014.

X Gina M. Edward
Notary Public

My Commission Expires: X

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
GINA M EDWARD
Notary Public
UPPER MERION TWP., MONTGOMERY CNTY
My Commission Expires Nov 25, 2017

EXHIBIT "A"

Land lying in the 9th Civil District of Davidson County, Tennessee, and being a tract of land as described in Deed Book 9147, page 656, (Tax Map No. 168, Parcel 97) at the Register's Office of Davidson County, Tennessee, and being more particularly described as follows:

Beginning at an iron pin set in the south margin of Highway No. 100 at the northwest corner of Ursery; thence leaving Highway and on lines with Ursery the following calls: South 10 deg. 14 min. 13 sec. East 126.43 feet to an iron pin set; thence South 20 deg. 10 min. 21 sec. West 661.83 feet to an iron pin found at the southwest corner of Ursery and in a north line of Johnston; thence on lines with Johnston the following calls: South 71 deg. 43 min. 02 sec. West 197.90 feet to an iron pin found; thence North 37 deg. 11 min. 39 sec. West 241.87 feet to an iron pipe found at the southwest corner of Ferguson; thence on lines with Ferguson the following calls: North 59 deg. 18 min. 56 sec. East 329.20 feet to an iron pipe found; thence North 9 deg. 01 min. 04 sec. East 247.56 feet to an iron pin found at the southwest corner of the Methodist church; thence on lines with the Methodist church the following calls: North 66 deg. 13 Min. 48 sec. East 148.50 feet to an iron pin set; thence North 00 deg. 28 min. 30 sec. East 109.65 feet to an iron pin set in the south margin of Highway No. 100; thence with said margin North 67 degrees 49 min. 58 sec. East 87.65 feet to the point of beginning and containing 3.67 acres, pursuant to a survey by The Reasons Company, Tony M. Reasons, II, RLS#1665, P.O. Box 218019, Nashville, Tennessee 37221, dated June 16, 1994.

Being the same property conveyed to Hinton C. Jones, Jr., an unmarried person, by deed dated May 1, 1996, from Larry D. Craig and wife, Paula M. Craig, of record in Book 10039, page 29, Register's Office for Davidson County, Tennessee. Hinton C. Jones, Jr. died on August 29, 2013. Under the terms of his will, of record in Docket No. 13P1577, Davidson County Probate Court Clerk's Office, subject property was devised to the testator's daughter, Michelle Lynn Jones. Michelle Lynn Jones, having married, is now known as Michelle Lynn Jones Williams.

This conveyance is made subject to:

1. State and County taxes for the year 2014, a lien, but not yet due and payable.
2. Agreement for Dedication of Public Utilities Easement of record in Instrument No. 20000320-0028389, Register's Office for Davidson County, Tennessee.

True Copy Certification

I, Elizabeth J. Smith, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Elizabeth J. Smith

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a notary public for this county and state, Elizabeth J. Smith, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My commission expires

