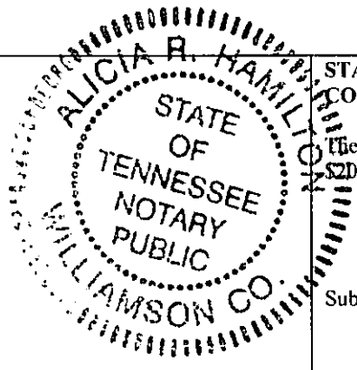
Return To:
McCann & Hubbard
1804 Williamson Ct, Suite 201
Brentwood, TN 37027
615-377-3319

file



STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $205,000.00

Affiant

Subscribed and sworn to before me, this 11th day of February, 2014.

Notary Public

My commission expires: 8/20/17

(Notary Stamp)

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans:T20140025015 DEEDWARR
Recvd: 04/14/14 10:57 2 pgs
Fees:12.00 Taxes:0.00
20140414-0030926

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Jemesar, LLC	**New Owner**	**Map/Parcel: 147-06-0-178.00**
304 Timberdale Court	**513 Hope Ave.**	
Nashville, TN 37211	**Franklin, TN 37067**	

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 ACKNOWLEDGE, WE,

Linda Osborne and Kevin C. Jones, both individually and as Co-Executors and sole heirs-at-law of the Estate of Mildred R. Jones

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jemesar, LLC and Melissa Wardwell, joint tenants with rights of survivorship

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:

Land in Davidson County, Tennessee, being Lot No. 135 on the Plan of Caldwell Country Estates Section Two of record in Plat Book 2663, Page 128, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Henry C. Jones and wife Mildred R. Jones, by Warranty Deed, from C.N. Russell and wife Hollie Mae Russell, dated September 6, 1960, of record in Book 3132, page 511, Register's Office for Davidson County, Tennessee. Henry C. Jones having died on December 22, 1995, leaving Mildred R. Jones as the sole owner of said property. Mildred R. Jones have died on September 6, 2013. See Case No. 13P.1703 in the Probate Court for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
The Plan of record in Plat Book 2663, Page 128, Register's Office for DAVIDSON County, Tennessee.
Restrictive covenants contained in an instrument of record in Book 2907, Page 93 and Book 2921, Page 87, Register's Office for DAVIDSON County, Tennessee.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.
This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 304 Timberdale Court, Nashville, TN 37211.

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 that we are lawfully seized and possessed of said land in fee simple, have 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 my/our hand(s) this 11th day of February, 2014.

Linda Osborne
Linda Osborne, Individually

Kevin C. Jones, Individually

The Estate of Mildred R. Jones

Linda Osborne
By: Linda Osborne, Co-Executrix

By: Kevin C. Jones, Co-Executor

BK: 6129 PG: 56-57
14005583

2 PGS : AL - DEED	
JESSICA BATCH: 331286 02/14/2014 - 03:55 PM	
BATCH	331286
MORTGAGE TAX	0.00
TRANSFER TAX	758.50
RECORDING FEE	10.00
ARCHIVE FEE	0.00
DP FEE	2.00
REGISTER'S FEE	1.00
TOTAL AMOUNT	771.50

STATE OF TENNESSEE, WILLIAMSON COUNTY
SADIE WADE
REGISTER OF DEEDS

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, Linda Osborne and Kevin C. Jones, the within named grantors, with whom I am personally acquainted (or who proved to me their identities on the basis of satisfactory evidence), and who acknowledged that he/she/they executed this instrument for the purposes therein contained.

Witness my hand, at office, this 11th day of February, 2014.

Notary Public

DANIEL HEARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 9-5-2016

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Linda Osborne and Kevin C. Jones, as Co-Executor/Executrix of the Estate of Mildred R. Jones probate case No. 13P1703 in the probate court for Davidson County, Tennessee, with whom I am personally acquainted (or who proved to me their identities on the basis of satisfactory evidence), and who acknowledged that they executed this instrument for the purposes contained therein.

Witness my hand, at office, this 11th day of February, 2014.

Notary Public

DANIEL HEARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 9-5-2016

File #: **140008JM**
RECORD & RETURN TO:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027