BILL GARRETT, Davidson County
Trans: T20140038488 DEEDWARR
Recvd: 06/02/14 16:19 2 pgs
Fees: 13.00 Taxes: 1110.00

20140602-0047502

Prepared by:
Tennessee Title & Escrow Affiliates, LLC
7105 Crossroads Blvd., Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $300,000.00

Affiant

Subscribed and sworn to before me, this 30th day of May, 2014.

Notary Public
My commission expires: 3-8-16

JONATHAN TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON CO.

Address of New Owner:	Send Tax Bills to:	Tax Information
Charlie Three, LLC 521 5th Avenue South Nashville, TN 37203	New Owner	11801039100

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Nathalie Jones and husband, Karl Jones,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Charlie Three, LLC, a Tennessee limited liability company** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being lot No. 2 on the plan of Montrose Park, being a resubdivision of Lots No. 14, 15, parts of Lot 13 and 16 of record in Book 2017, page 565 Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete description thereof.

Being the same property conveyed to Nathalie Jones and husband, Karl Jones by Deed from Kimber L Barton and wife Cheri S Barton dated August 13th, 2007 and filed for record in Inst. 20070823-0100782 Register's Office of Davidson County, Tennessee.

This property is improved property known as **804 Montrose Avenue, Nashville, TN, 37204**

This conveyance is subject to the following: (1) any and all matters of record in Plat Book 2017, page 565 Register's Office of Davidson County, Tennessee; (2) easements and restrictions of record in Book 4282, page 653 Register's Office of Davidson County, Tennessee.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) 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. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 30th day of May, 2014.

Nathalie Jones

Karl Jones

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

Witness my hand and official seal at this 30th day of May, 2014.

Notary Public

My Commission expires: 3-8-16

FILE NO: 2014043060

JONATHAN TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON CO.